

LEASED



16 Hill Ave, Marysville

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## Under application Falls Cottage – Storybook Charm in the Heart of Marysville

Nestled at 16 Hill Avenue, Marysville, Falls Cottage is an enchanting 2–3 bedroom storybook-style home that beautifully blends rustic charm with modern comfort. Set on an expansive approximately 800sqm allotment, this unique property offers a peaceful lifestyle surrounded by nature.

Inside, the home is rich in character and warmth. The upper level features a spacious main bedroom with walk-in robe (or optional third bedroom), a cosy sitting area, and picturesque scenic views. Ceiling fans are installed in the main bedroom upstairs and the main family room downstairs for added comfort.

Downstairs, the home offers two separate living areas, each with its own TV connection — an ideal layout for shared living or families wanting flexibility and privacy. The space is complemented by a fully renovated kitchen and bathroom, complete with a built-in microwave, while a second toilet

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**Price** \$460 per Week

**Property Type** Rental

**Property ID** 781

### Agent Details

Sophie Osborn - 0455 968 862

### Office Details

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Yarra Valley & Kinglake Ranges

downstairs adds everyday convenience within the laundry.

Comfort and energy efficiency are well catered for, with features including:

Solar panels, significantly reducing electricity costs

Double-glazed windows

Energy-efficient heat pump hot water system

Two reverse-cycle split systems

Wood-fired heater for cosy winter evenings

Tank water for the main toilet

Optic Fibre to the premises internet connection (excluding internet modem and account)

Outside, the home boasts an expansive deck area, perfect for entertaining or enjoying the peaceful surroundings. The established garden enhances the charm of the property, with garden maintenance and lawn mowing included in the rent, offering low-maintenance living.

A high carport suitable for a caravan provides excellent practicality and secure off-street parking.

The property is available fully furnished, unfurnished or arrangements can be made to retain some furnishings and washer / dryer and fridge, making it ideal for tenants seeking a turn-key home or those wishing to personalise the space.

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