

# 113 Mollison Street, Malmsbury, Vic 3446

## House For Sale

Tuesday, 21 May 2024

113 Mollison Street, Malmsbury, Vic 3446

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1014 m2

Type: House



Robert Broadhurst  
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Rachel Potter  
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**\$575,000 - \$625,000**

Here's a stellar opportunity for first home buyers, inspired renovators and savvy investors. This weatherboard cottage has sat patiently, awaiting its next chapter. Yes, her charms have faded. But her sturdy foundations and breathtaking views, coupled with her convenient proximity to the train station and village centre, paint a promising picture for its next owner. Of noteworthy mention is the home's fabulous position at the forefront of this generous 1014sqm (approx.) parcel, boasting ample side driveway access to the rear. This layout offers an enticing canvas for potential subdivision or multi-lot development (STCA). Inside the home, the traditional floor plan features two front bedrooms, one of which is robed and the second with an open fireplace, hinging off the central hallway. The cosy, separate loungeroom with a wood heater could be easily converted to a third bedroom. The bathroom is serviceable with a bath and separate shower. The eclectic timber kitchen opens up onto a dining space and offers a gas cooktop and a woodfire oven. Noteworthy too, the home sits on concrete stumps and there are banks of solar panels on the roof. Outside, the expansive land eagerly awaits your creative touch, with a new rear timber fence defining the boundaries. In a market with limited rental properties available, there's potential to bring the home up to rental standards and generate income while contemplating the myriad of exciting possibilities that 113 Mollison Street, Malmsbury presents. Seize the opportunity to explore the endless potential and captivating charm of this unique property, where each corner holds the promise of a bright future. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.