

**25 Riddell Street, Molong, NSW 2866**

**ONE AGENCY**  
ORANGE

**House For Sale**

Saturday, 2 March 2024

**25 Riddell Street, Molong, NSW 2866**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 626 m<sup>2</sup>**

**Type: House**



Bianca Sciuto

0400481893

**\$550,000-\$580,000**

Situated in a lovely community with easy access to local amenities, this property offers the best of both worlds; a tranquil rural setting with the convenience of village life. Whether you're seeking a weekend getaway, a retirement haven, or a family home, this country cottage holds the promise of a fulfilling lifestyle and endless possibilities. Embrace the opportunity to make your mark on this enchanting piece of historic town paradise!

**WHAT YOU'LL LOVE-** Stylish new modern bathroom- Fresh paint throughout- Polished floorboards throughout- 2 split system reverse cycle air-conditioning units, 1 wood burner, comfort all year round- North facing sunroom- 3 double bedrooms- Large garage with remote access via laneway- Private backyard with beautifully manicured garden beds surrounding the internal fence line- Solar panels & solar hot water- Charming original kitchen ready for an update

**WHAT THE OWNERS LOVE**

When I found this house I fell in love with it immediately. It has character and a wonderful 'home' feeling. I have really enjoyed the garden, the views of the changing seasons and a slow renovation process. Living in the centre of Molong has been a great way to know the people in your community. Only a quick walk down the lane to the shops, a walk to the rec with my dog, or a cuppa on the front porch ensured friendly relationships with neighbours and shop owners in town.

**RATES:** \$235 per quarter

**RENTAL RETURN:** \$440 per week

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