

Sold



181 Rous Road, Rous



"Aurora" - Must Be Sold in 28 Days

A premium lifestyle awaits the discerning buyer who makes the life-changing decision to purchase this sophisticated, elegant property in the village of Rous. "Aurora" is contemporary, chic and designed to showcase the spectacular countryside as well as facilitate casual, relaxed, private living... It's pretty much as good as it gets!

On a lush, flat 6 acre allotment which is fully fenced with paddocks for horses, along with landscaped gardens, this 12 year old home is complete with four bedrooms, study or 5th bedroom, two bathrooms, central modern kitchen with ample storage, excellent work benches and premium appliances.

With expansive living spaces, high ceilings and an abundance of glass to invite in sunshine and frame delightful views, the home has a definite 'WOW' factor, and other features sure to impress

 4  2  8  6.00 ac

Price	SOLD for \$790,000
Property Type	Residential
Property ID	18
Land Area	6.00 ac

Agent Details

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Office Details

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and enhance appeal.



A well designed floor plan not only maximises the sweeping country vista views, but facilitates separation of living and creates great versatility of family purpose with large covered verandas around the home which is great for outdoor entertaining and with a Bali style deck that is perfectly positioned to face east and the morning sun.

Extremely private, with a long driveway that sets the main home well back from the road plus at the rear of the home is a great shed that you can safely and securely store the big boys toys on-site whilst keeping the home aesthetically pristine and perfect. It truly is luxury small acreage living that is low maintenance and life-style orientated.

The property features a fabulous sparkling Pebble Crete in ground pool that the kids will love, the home has internal access from a generous double garage and a separate free standing carport with a circular driveway that provides ease of parking. There is plenty of water with ample tanks and a drinkable stock and domestic bore with excellent irrigation in place around the property ! There is a sold 4 bay stables which is perfect for livestock. Men will love the large separate shed that sits at the rear of the property , which will easily accommodate 4 cars and have plenty of workshop space. There is also internal access from a double garage and a separate double carport, plus extra shedding behind the timber cottage. Both sheds have power and high entry doors.

The second building is a studio residence and is set a well distance from the new home, closer to the road is an original federation home that is packed with plenty of olde worlde charm, classic heritage features throughout, large rooms with timber floors, plus a good kitchen and bathroom along with its own separate shedding.

Located less than a five minute drive to trendy Alstonville

Village and its amenities including boutique dining, schools, churches, retail, parks, Post Office and Coles. Just a short stroll down the road and you will arrive at Rous Public School and within a 15 minute drive to the Coast you can enjoy the quiet life in your own tranquil haven without sacrificing modern conveniences. Rous is a highly desirable place to live!

This property will strongly appeal to those wanting to accommodate other family members, or for those looking for a rural lifestyle along with income. The timber studio has separate power and maintains complete privacy from the main residence. The main residence at the rear is a fully council approved home while the original home on the property has been decommissioned by council and is referred to as a workers studio.

Owners are downsizing and are genuine sellers; buyers seeking premium small acreage living must inspect. Call exclusive agent Meanie Stewart on 0421 560 936 to view.

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