# 52 MARY STREET, MILLMERRAN, QLD, 4357









# SOLD

## RENOVATORS DREAM!!

Nestled in the small rural town of Millmerran, this charming timber home features 3 roomy bedrooms and dates back nearly 100 years. It has great street position, with only a short 50 metre stroll to the local shops and a 5 to 10 minute walk to local schools. Millmerran has two primary schools from prep to Year 7 and a High School to Year 10. There is a bus that runs daily to Pittsworth State High School for years 11 and 12. Millmerran is situated approximately 80km west of Toowoomba and about a 4 hour drive to Brisbane and the Coastal Region. Millmerran is a very friendly rural community and is a great place for true country living.

Typical of that era the home has 9ft ceilings, timber flooring with some rooms carpeted, pressed metal ceilings, kitchen, bathroom, laundry and a sleepout at the front of the house. There is a freestanding pergola that has been erected at the back of the home in addition to an older style original timber garage all on a massive 1012m2 fully fenced block.

In the last few years the house has had some renovations, with the outside of the house being painted and new guttering installed which is an added bonus. The house is partially screened and has Security Screens on the Doors. The wiring has been checked and is in good working order.

This charming home is ready to be bought back to life with so much potential for the true renovator and is priced to sell at $149000 which is under market value for a 3 bedroom home in this town. For the investors this house currently has tenants in place.

Please call Robert Cox on 0422 841 777 to arrange a personal inspection today as inspections are by appointment only.

Disclaimer; In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, accept no responsibility, and disclaim all liability regarding any errors, omissions, or inaccuracies or misstatements that may occur. Prospective buyers should make their enquiries to verify any information contained within. COVID-19 DISCLAIMER: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines

## 3 BED | 1 BATH | 1 CAR

PRICE:
$110,000

OPEN FOR INSPECTION:
N/A



**Robert Cox**
**0422841777**
robertcox@atrealty.com.au
Tyme Real Estate