

**SOLD**

## RIVERFRONT ACREAGE NEAR TOWN!

Beautiful Queenslander in great condition located on 2 acres by the Mary River. This could be your dream home, it is a real 1912 Queenslander, and was in the original family for almost 100 years. The current owners have done the hard work and brought this lovely home into the modern era.

- New kitchen and bathrooms
- Front verandah posts and balustrading all rebuilt with hardwood
- Painted throughout, original floors, original coloured glass entrance
- Professionally restumped and raised to 2.2m ceiling height under
- Modern electrical, new fans and air conditioner
- Town water and sewer

Full of original features throughout, and located at the front of this landscaped 2 acre riverfront block.

The 5 bay shed is set up for storage and workshop area, with a high end door and mezzanine storage.

All around the yard there are different areas to relax, there's a great chook pen, and an original timber shed that has been reworked for mower and other storage, and is a reminder of the early days of the property.

"Clarina" is a 3 bedroom home, with a formal lounge plus dining room, with a study / office off the kitchen.

When the kitchen was replaced, it was well designed and built by professionals, with over 6 metres of bench space, soft close drawers, and a three door pantry. And it has an excellent view out across the yard to the river bank.

The laundry is downstairs and includes a large benchspace for hobbies or craft, a full bathroom, and a huge open room for entertaining. There are large covered areas right around the home too 5 minutes drive from shopping and schools, it's a super handy location.

Check out the video walk through!

This is a beautiful historic family home and you would be only the third owners!

Call me today to arrange your private inspection or to secure the opportunity to place an offer.

Paul Thompson @realty

0419 772 354

**3 BED | 2 BATH | 7 CAR**

**PRICE:**  
\$570,000

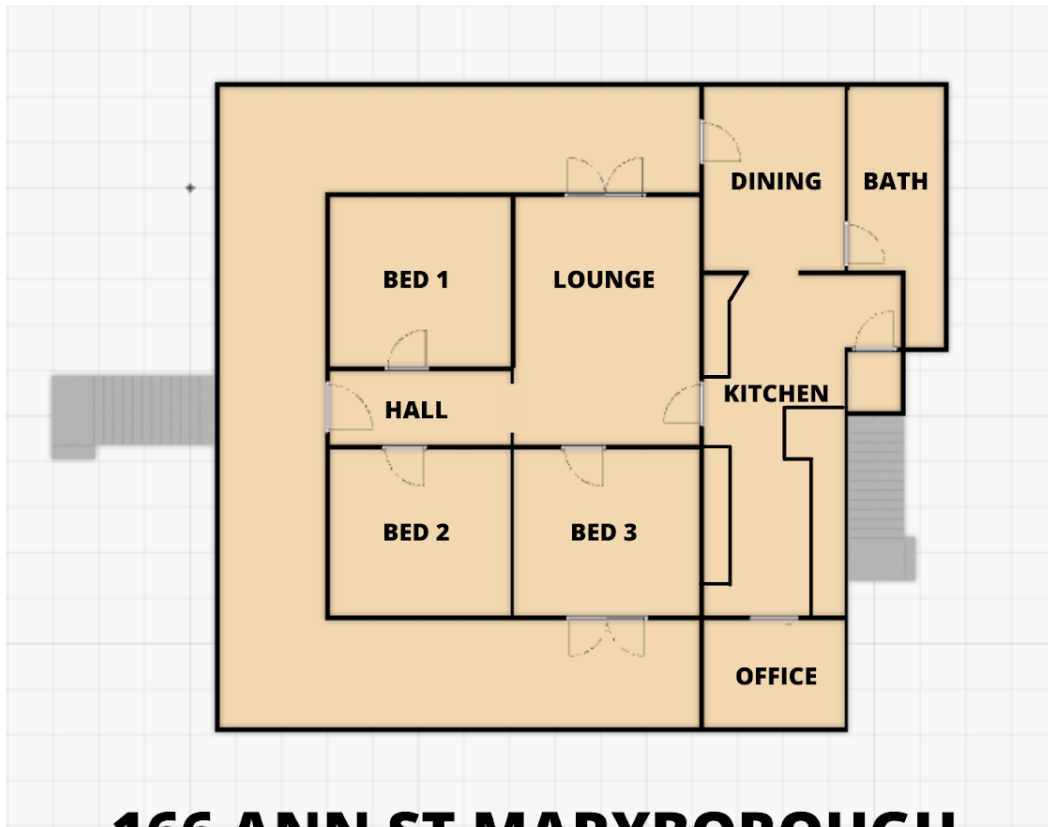
**OPEN FOR INSPECTION:**  
N/A



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## 166 ANN ST MARYBOROUGH

This floor plan including measurements and dimensions is approximate and for illustrative purposes only.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.