



FOR SALE

HARD TO FIND RIVERFRONT PROPERTY

Looking for that elusive river front property then take a look at this one.

A 5-minute drive to the CBD of Maryborough, one boundary full length frontage to the Mary River with clear sailing between the property and river heads.

12 acres of first-class river soil, grow anything, run a small herd of cattle or live stock of your choice. Or just sit back on the large covered deck of the home and watch the river flow pass and soak up the peace and quiet. The only inconvenience will be checking on the crab pots to see if you are having a muddy for tea.

The improvements on this rare river front property are located safely on the high and dry upper river flat and have never been affected by flooding. (Bottom Flat has been under water 3 times in the last 13 years).

These improvements include a federation style home consisting of 3 bedrooms, timber kitchen and a renovated bathroom. An addition to the home is the large under cover deck which also houses the laundry, and shower and toilet.

Distant from the home is a shed which is fully converted for living, featuring open plan living, one bedroom and combined bathroom and laundry. Very comfortable indeed.

Machinery, boat and caravan are taken care of with a 5-bay shed which provides plenty of room for these plus more. There are other smaller sheds on the property plus also a set of yards which have been set up for horses and cattle as well.

River front properties are hard to find so don't pass up on the opportunity to have a inspection of this one .

Please call Phil Edmunds to arrange a time to inspect.

3 BED | 1 BATH | 5 CAR

PRICE:

Offers over \$750,000 considered

OPEN FOR INSPECTION:

N/A



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