



**SOLD**

## CHARMING AND AFFORDABLE

This charming home has been well maintained and all the new owners will have to do is unpack their bags and move straight away.

Located in a flood free area of Maryborough and close to public transport this home may suit a variety of buyers, from investors to first home buyers and also retirees.

Features of this delightful home include: - 2 bedrooms the main with a large bay window plus a sleep-out which will easily sleep 2 people and also has a wall of built-in storage.

A front entry sun room

Comfortable air-conditioned lounge

A renovated kitchen which features a gas cooker plus a fixed table which could also act as a breakfast bar.

A well-maintained bathroom with shower over bath and a brand-new vanity and plenty of linen storage.

A very neat and tidy down stairs laundry with new wash tubs.

There is an older style shed for the family car and awnings off of the shed which provide cover for trailers, boats etc.

All of this on a 799sqm level and easy to maintain allotment.

Please call Phil Edmunds to arrange a time to inspect.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$270,000

**OPEN FOR INSPECTION:**  
N/A



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