



**SOLD**

## RENOVATOR, PRESENT ALL OFFERS

Not often does a home of this style come on the market needing a full reno but here it is. AS you can see by the photos when the reno is finished you will have a home which will have class written all over it.

Located very close to the CBD of Maryborough and having a unique council zoning of Principle Centre which allows this property to be converted to a business or maintained as home residence.

The home consists of -

2 large bedrooms plus a smaller 3rd bedroom.

Lounge room plus also a separate large formal dining.

Sleep-out down on the eastern side of the home which would make for extra living space.

Older style kitchen with a gas cooker.

Bathroom with vanity, shower and toilet.

Enclosed underneath with garage and laundry.

The home sits on a level 845sqm allotment which is fenced on either side and also across the back.

True property description is L1/RP55210.

If you have been looking for a home to freshen up and make your own or maybe turn into professional offices, then this property may just fit the bill. The owner is very keen to sell so don't be afraid to present all offers.

Please call Phil Edmunds to arrange a time to inspect.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
**\$295,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Phil Edmunds**  
**0428217073**  
philedmunds@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**22 Ellena Street, Maryborough**



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.

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[www.atrealty.com.au](http://www.atrealty.com.au)

