



FOR SALE

PRICED TO SELL!

Available for immediate settlement, and vacant possession!

This quality brick home is sure to impress, it's very clean and tidy throughout. Make no mistake, this was originally designed and engineered as a two storey home, it is far more than an old home that has been built in under at a later date. Very low maintenance, it's the perfect rental investment, and makes for an easy care home to live in too!

- 3 bedrooms upstairs
- + 2 big rooms and second toilet downstairs.
- Eat in kitchen plus dining.
- Bathroom with large walk in shower.
- Spacious lounge with front sunroom.
- Remote double garage under plus 3 bay shed with power.
- * No rent price increase in the last 12 months
- Compliant smoke alarms on both levels

Professionally repainted top to bottom.

New floorcoverings throughout, plus many other items replaced includes bathroom vanity, toilets, Hot water system, ceiling fans, light switches, oven and cooktop, hot water system and security screen doors.

Don't forget the 3 bay shed in the back yard, and quality fencing including side access gates. 916m2 makes for a great sized block, it is a very easy care property outside with minimal gardens, and loads of scope for the green thumb to start from scratch.

This is a fantastic neighbourhood, 1.2kms from both the Maryborough Sports Club and the Maryborough Cricket Club, you can be part of the local community in no time. It's only a 5 minute drive into the centre of Maryborough for shopping or a coffee, the hospital and a range of local schools are just as handy.

just 30 minutes in the car will have you at the beach or shopping in Hervey Bay.

Brick homes are hard to find in Maryborough, and remember the three little pigs! Act quickly to secure this one for yourself.

Contact your local @realty agent Paul Thompson 0419 772 354.

4 BED | 1 BATH | 5 CAR

PRICE:

Offers from \$535,000

OPEN FOR INSPECTION:

N/A



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frasercoast



UPSTAIRS FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



256 Tooley St Maryborough Qld 4650

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.