



# FOR SALE

## POSITION, POSITION, POSITION!

Flood free, great North West aspect, handy to schools, shopping, parks, and it's a decent size block at 809m2.

Recent work includes stump replacement and some new guttering. This is a clean old home that you can move straight into, or renovate and upgrade - this location is a great spot to bring a home up a few levels without over capitalising.

- 2 big bedrooms plus sleepout.
- Polished hardwood floors, classic fretwork and french doors.
- Formal lounge with original bay windows plus front sunroom.
- Big kitchen dining area.
- Main bathroom plus separate shower in the adjacent sleepout.
- Air conditioning to the main bedroom and lounge.
- Covered outdoor area at rear, and a big old full timber shed with a modern carport to one side.

Great gardens with a range of healthy fruit trees, mainly fenced and an easy care lawn. The home has a foundation of concrete and steel stumps, while the roof has been replaced this year.

An open, modern kitchen with plenty of built in cabinetry, and space for a full sized modern fridge.

Lovely timber details, hardwood floors, high ceilings and original windows combine to give you the feel you like in a character home without having the upkeep of a larger house.

Don't forget the superior position here, right beautiful parkland water park and bbq areas, Maryborough Golf Club, and 2 blocks to the Carriers Arms hotel.

Have a look around this area and you will know that this is the place to be.

Call now to see it for yourself.

Paul Thompson @realty 0419 772 354.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$459,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.

**Project Address: 374 Ann St Maryborough 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.