



**SOLD**

## POSITION, POSITION, POSITION!

Flood free, great North West aspect, handy to schools, shopping, parks, and it's a decent size block at 809m<sup>2</sup>.

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:**  
\$471,500

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

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**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.