



## FOR SALE

### DREAM STARTER

Situated in a flood free area of Maryborough and only a stroll from the Golf Course and minutes to the CBD.

This well-maintained family home is now looking for new owners. It would be the perfect home for a young family starting out, maybe an investor or buyers looking for a good solid timber home in very good condition. The home sits on a 918sqm level allotment and has side access to the back yard which would allow for a larger shed or maybe a pool.

The home comprises:

3 bedrooms, 2 with built ins, main with air-conditioning and all with ceiling fans.

Enclosed front sunporch.

Roomy air-conditioned lounge room with a wood burner for winter.

Neat and tidy Kitchen with a dishwasher, electric stove and gas cooktop plus a walk-in pantry.

Bathroom is fresh and well maintained with large shower, new vanity and also a linen cupboard.

Downstairs has one enclosed room, with the rest of the area being used for entertainment or extra living area.

There is also a 2nd toilet and shower, laundry and room to park 2 cars securely.

This well built and maintained home has all concrete stumps, rich colored hardwood flooring throughout, solar panels on the roof and will be vacant and ready to move into.

Don't delay and give Phil Edmunds a call to book an inspection so you don't miss out.

3 BED | 1 BATH | 2 CAR

PRICE:

\$449,000

OPEN FOR INSPECTION:

N/A



**Phil Edmunds**

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