



FOR SALE

RENOVATOR: QUEENSLANDER WITH SOLID BONES, SPACE, AND POTENTIAL.

Welcome to 173 Pallas Street, Maryborough – If you have a vision of modernising a classic home, this Queenslander is sure to tick boxes for all kinds of buyers. Previously the residence of the neighbouring former-church, this home carries a unique history while also offering plenty of room for modern and convenient family living.

Located in a prime position, walking distance to schools, shops, the hospital, and many other amenities, this is a fantastic opportunity to secure a hardwood character home. Just a short drive to the CBD, train station, the Bruce Highway, or to Hervey Bay and beaches, this home should be considered by anyone seeking a central location.

Key Features:

- Solid hardwood property
- Located high and dry in a flood free location
- Spacious Layout – 2 main Bedrooms + 2 converted Sleepouts + Office
- Large Living Areas – Generous lounge, kitchen, & dining areas
- Extra Convenience – 2nd toilet + storage downstairs
- Functional kitchen and bathroom
- Partially re-stumped with steel in recent years, remainder of hardwood stumps appear in good condition.
- Large 809 square metre - potential for reconfiguration (STCA)

This property would come up well with fresh touches such as new interior paint, replacement of dated lino and carpet. While the kitchen and bathroom are functional, updating these items would greatly enhance the property.

Currently tenanted at \$430 per week until October 17, 2025. Last rent increase 14/10/2024. Invest for the long-term, or purchase now and move in mid-October.

Internal photos are unavailable due to the property being tenanted.

Don't miss out! Submit all serious offers here:
<https://myatrealty.com/v2/properties/91183/listings/66562/submitofferform>

4 BED | 1 BATH | 1 CAR

PRICE:

Sold by Julian Gregson @realty

OPEN FOR INSPECTION:

N/A

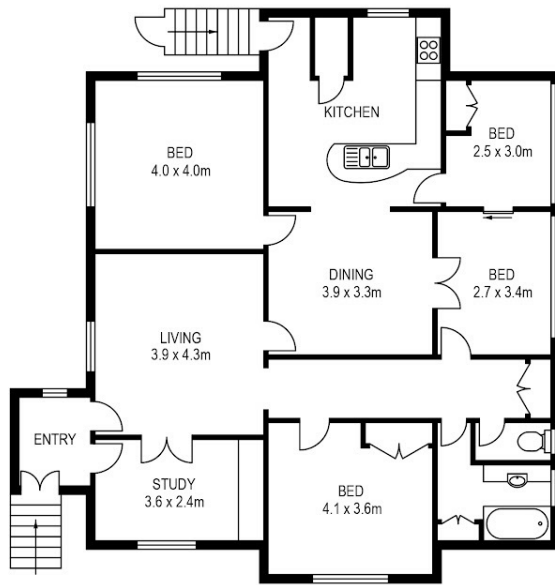


Julian Gregson

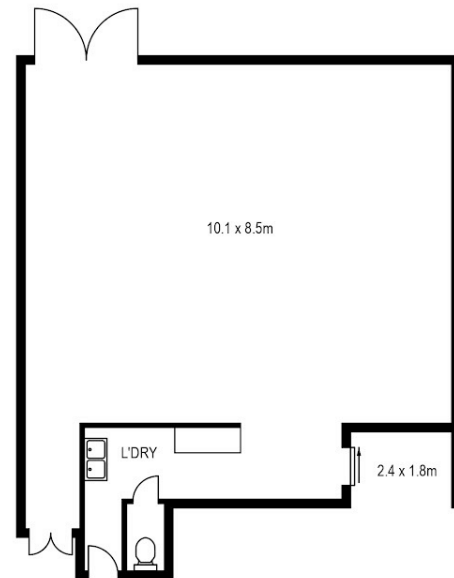
0437738787

julian.gregson@atrealty.com.au

www.atrealty.com.au



UPPER LEVEL



LOWER LEVEL

173 PALLAS STREET, MARYBOROUGH

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
All information contained herein is gathered from sources we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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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.