



SOLD

SURPRISINGLY LARGE 4 BEDROOM HOME IN A QUIET AND CONVENIENT LOCATION!

Perfectly positioned in a sought-after Maryborough location, this spacious 4-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and plenty of space for the whole family. Set on a generous 822m² allotment, this home has so much to offer.

Ideally located, you'll enjoy unbeatable proximity to key amenities— 2 minutes to Bell Hilltop convenience stores, 1 minute to Aldridge State High School, 2 minutes to Maryborough Hospital, 5 minutes to Maryborough Town centre and only 2 minutes easy access to the Bruce Highway.

Whether you're looking for a home to make your own OR, choose to capitalise on this solid investment opportunity that is currently occupied with fantastic tenants, this property is a must-see.

Key Features You'll Love:

- Spacious 4 Bedrooms – Perfect for families of all sizes.
- 2 Bathrooms and 3 toilets – Plenty of options for a large family!
- Beautiful Polished Timber Floors – Adding warmth and charm throughout
- Spacious Kitchen – Featuring modern appliances, overflow area, and stylish finishes
- Huge Lounge Room – Photos don't do it justice, enough space to enjoy your morning exercise routines
- High Ceilings throughout – Creating light-filled spaces
- Security Screens and Ceiling fans throughout – Enjoy fresh open air-flow with added piece of mind
- Large Laundry and a classic Hills Hoist Clothesline – Spacious and functional
- Undercover Entertainment Area – Relax and enjoy the sounds of local native birdlife
- Expansive Backyard – Ideal for kids, pets, & fruit trees
- Double Carport to front, Single Garage to rear plus a Store Room/Man Shed
- Solar panels for energy efficiency, full galvanised roof replacement only a few years ago
- Prime Location – Close to schools, convenience stores, parks, public transport and Maryborough Hospital
- Secure Investment Opportunity – Lease end date: July 2025 – Option to extend

Simply move in and make it your own OR continue leasing with a solid investment return.

4 BED | 2 BATH | 3 CAR

PRICE:
\$535,000

OPEN FOR INSPECTION:
N/A



Adam Bates
0448448625
adam.bates@atrealty.com.au
www.atrealty.com.au



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.