



SOLD

SOLID COMFORTABLE HOME WITH WORKSHOP & SOLAR!

Welcome to 4 Ward Street Maryborough, a great owner-occupied home that would suit a family - offering character, space, and modern upgrades. This home has not been rented in recent years, will be sold vacant, and would be perfect for first-home buyers, downsizers, or investors (rental appraisal \$525+ per week.)

Inside, you'll find polished hardwood floors and a spacious living and dining area with air conditioning. Two of the three bedrooms also have new air conditioners. At the front, there's a sunroom, a great spot for a morning coffee, a quiet reading space, or somewhere for the children to safely play.

This home is built to last, with strong hardwood construction, concrete stumps, and a brand-new roof. It also has a modern solar system, helping with electricity costs.

The fully fenced yard is safe for kids and pets, and the backyard even has a few fruit trees. Need extra space? There's a workshop and car storage under the house, plus a large shed with side laneway access for even more storage.

Key Features:

- Fully fenced block, with plenty of space for children to play, and high fences for privacy and security.
- Spacious open-plan living and dining area, with near-new split-system air conditioner.
- Functional kitchen with modern oven, plenty of pantry space, and a nook to suit large double door fridges.
- Three generously sized bedrooms with built-ins recently added, two of the rooms feature near-new split-system air conditioners.
- Front sunroom, ideal for a cozy reading nook, children's play area, or your morning coffee spot.
- Polished hardwood floors add warmth and character.
- Blinds and insect screens on all main windows.
- Near new roof, and 6.6kw solar system.
- Solid construction from ironbark, chamferboard, and concrete stumps.
- Very large workshop with side laneway access for extra storage or workspace, plus additional

3 BED | 1 BATH | 3 CAR

PRICE:
\$471,000

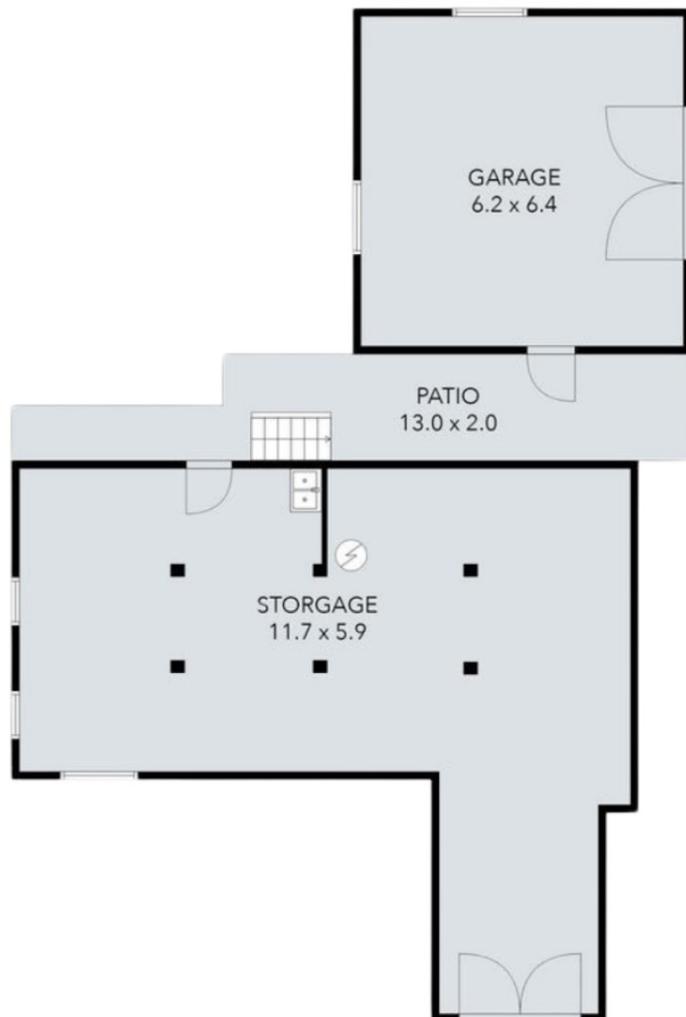
OPEN FOR INSPECTION:
N/A



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Floorplan

4 Ward St, Maryborough



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.