



**SOLD**

## CHARMING AND AFFORDABLE HOME ON HERVEY BAY SIDE OF TOWN

To be notified of upcoming viewing times, please submit an enquiry via [realestate.com.au](https://realestate.com.au). The property is currently tenanted - do not approach the property without invitation.

This well-presented home is move-in ready and perfectly positioned on the Hervey Bay side of Maryborough — meaning minimal time spent in traffic, and an easy run straight to Hervey Bay, the beach, airport, hospital, and larger retailers.

Set on a fully fenced 650m<sup>2</sup> block, the home has plenty of space inside and out. All three bedrooms are generous in size, each with built-ins, new air-conditioning and fans. There is a tidy and functional modern bathroom to service the home and a separate toilet.

The kitchen is large and practical, with loads of bench and cupboard space and room for dining. At the front, a sunroom adds that classic touch of character, while the polished timber floors through the main living areas give it a warm, homely feel.

There is heaps of space in the secure area downstairs — parking for up to four cars, plus storage and laundry facilities. Out the back, there's a big lawn for kids and pets, and a huge old mango tree that throws plenty of shade (and fruit) through summer.

Rental appraisal \$500-\$525 per week.

The current tenant is on a week to week periodic tenancy, and is thinking of moving on.

Just 28km to Hervey Bay shopping and beaches!

Clean and tidy, solid, and well cared for — there's nothing to do here except purchase and enjoy.

Submit serious offers here:

<https://myatrealty.com/v2/properties/254084/listings/72210/submitofferform>

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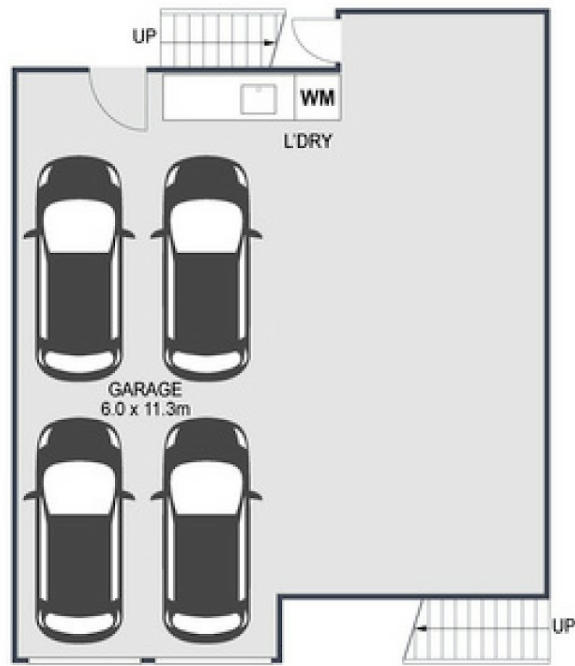
**3 BED | 1 BATH | 4 CAR**

**PRICE:**  
\$530,000

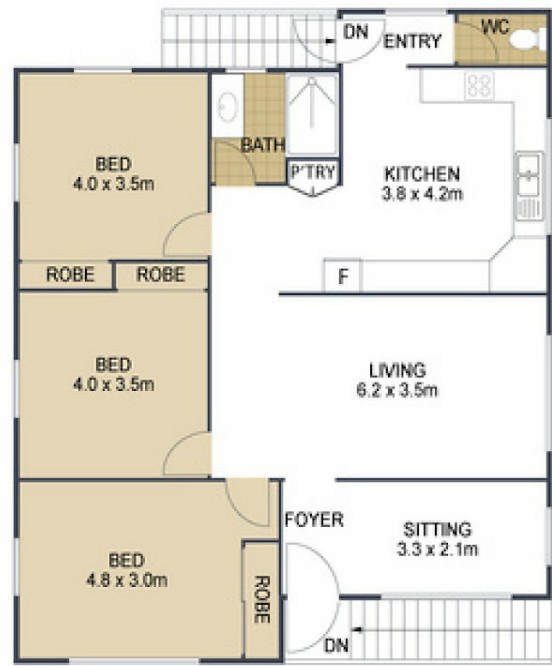
**OPEN FOR INSPECTION:**  
N/A



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GROUND FLOOR



FIRST FLOOR



322 Pallas St Maryborough

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

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.

