



# SOLD

## 4 BED HOME WITH DUAL INCOME OPTIONS ON 737M2

Dual Living Opportunity with Strong Income Potential in Svensson Heights

Positioned in a highly convenient location in Svensson Heights, this solid Maryborough brick home offers exceptional lifestyle appeal with the added benefit of a self-contained granny flat providing excellent income potential.

Within easy reach of Sugarland Shopping Centre, Big Box retailers, cinema, The Brothers Club, airport, schools and more, this property delivers both convenience and versatility.

Built circa 1960, the home features beautiful 2" hardwood timber floors throughout the main living areas and bedrooms, showcasing the quality and character of this well-maintained residence.

### Main Home Features:

- Solid Maryborough brick construction with tiled roof
- Hardwood timber floors through living, kitchen, dining, lounge & bedrooms
- Spacious lounge/media room with air conditioning and heavy curtains
- Large Tasmanian Oak kitchen with new oven & cooktop
- Dining/family area adjoining kitchen with air conditioning
- Double glass doors opening to a large covered outdoor entertaining deck
- Fully fenced corner block with 6ft timber fencing for privacy

### Bedrooms:

- King-size master bedroom with air conditioning, ceiling fan, sliding robes & security screens
- Two queen-size bedrooms with built-in robes, ceiling fans, air conditioning & security screens

### Self-Contained Granny Flat:

- Large studio-style layout
- Kitchenette and separate ensuite

3 BED | 1 BATH | 2 CAR

PRICE:  
\$760,000

OPEN FOR INSPECTION:  
N/A



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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.

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