

Under Contract



285 Albert St, Maryborough



VERY CENTRAL -VERY SPACIOUS -INVEST OR STARTER HOME

The Location!

This property is located in beautiful Maryborough, Maryborough is located on the Mary River in Queensland, Australia, approximately 255 kilometres (160 mi) north of the state capital, Brisbane. The city is served by the Bruce Highway. It is closely tied to its neighbour city Hervey Bay which is approximately 30 kilometres (20 mi) northeast. Together they form part of the area known as the Fraser Coast. The historic city on the Mary River now noted for its connections with Mary Poppins. Maryborough is known as the 'Heritage City'

The Home!

The home is a beautifully open plan, free flowing design, it consists of the original 2 bedrooms and a sunroom that has been cleverly modified into a 3rd wonderfully sized bedroom. Open plan dining kitchen and an additional room adjoining the kitchen and dining make for a very easy home to entertain in or for your storage needs.

It has a wonderful back yard that is fully fenced, car port and 2 sheds....

The Renovations!

The property has undergone several renovations / upgrades listed below, so all of the hard work has been taken care of for you! Great investment opportunity or even the owner occupier to make your own. Please read through the upgrades undertaken already below:

The plumbing and all pipes have been replaced from the water main to the entire house, including new copper pipes and tap fittings.

New upgraded meter box with new circuit breaker type with extra safety switch, new mains run.

Installation of a new 5kw Panasonic reverse cycle inverter air conditioner to lounge room and relocated the existing air conditioner condenser unit to outside of the shed, adding all new duct work and run new circuit for air conditioner.

3 2 2

Price

Offers Over \$295,000

Property Type

residential

Property ID

244

Agent Details

Chai Sainsbury - 07 4128 1838

Office Details

Hervey Bay

07 4128 1838



New ceiling fans, lights, new and additional power points installed.

All floor coverings have been replaced.

Kitchen bench tops/splash back and sink replaced, refurbished stove/splash back and new cupboard installed.

New bath/shower /vanity and laundry tub installed; hot water system moved to outside.

New vanity and benches installed in en-suite of main bedroom; new toilet installed.

New windows installed in lounge room some windows have had security screens installed and back sliding security screen door.

Inside has been given some fresh paint & T L C, some new curtains on the main windows

Outside: new slab & awning between the 2 sheds, garden shed.

Guttering & roof have been renovated where needed, a new ramp outside of the laundry.

The house has been restumped where needed & releveled.

New fence around house to all 3 sides with an extra-large sliding gate across 2 driveways, for easy access to the front &

side yard.

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