



20 McGhie Avenue, Maryborough

## Smart Space, Easy Living in a Blue-Chip Location

Set in a quiet, tightly held and highly sought after neighbourhood, this lowset brick residence delivers the perfect balance of comfort, flexibility and low maintenance living. Flood free and superbly positioned close to schools, sporting facilities, clubs and the hospital, this is a home designed to suit a wide range of lifestyles.

Currently configured as a spacious three bedroom home, the intelligent layout allows for easy conversion to a four bedroom design, making it ideal for growing families, downsizers who still want space, or savvy buyers planning for the future.

At the heart of the home is an inviting open plan living area, enhanced by ducted air conditioning for year round comfort. The modern kitchen is both stylish and functional, seamlessly connecting with the living and dining zones perfect for everyday living and entertaining alike. A contemporary bathroom, complemented by a second toilet, adds to the convenience and practicality of the home.

Step outside to the covered patio area, a private and welcoming space ideal for relaxed entertaining, weekend barbecues or simply enjoying the quiet surrounds. With its lowset design and easy care

3  1  2 

**FOR SALE**  
Offers Over \$690,000

**VIEW**  
By Appointment

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**AGENCY**  
LJ Hooker Fraser Coast  
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 **LJ Hooker**

brick construction, this home is perfectly suited to those seeking minimal upkeep without sacrificing quality or space.

Offering comfort, adaptability and an enviable location, this property represents an outstanding opportunity in a location where homes are rarely available. An ideal choice for those who value lifestyle, longevity and peace of mind.

## MORE DETAILS

Property ID	BE7HXD
Property Type	House
Land Area	690 m2
Including	Toilets (1)

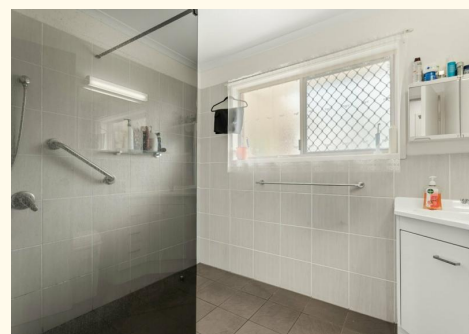
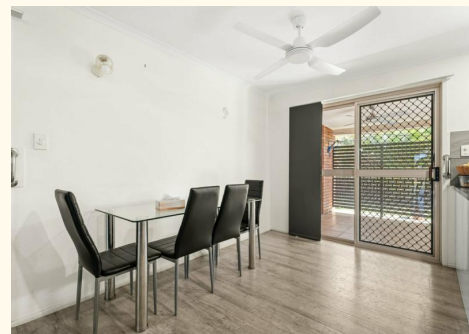
**Peter Mott 0428 222 654**

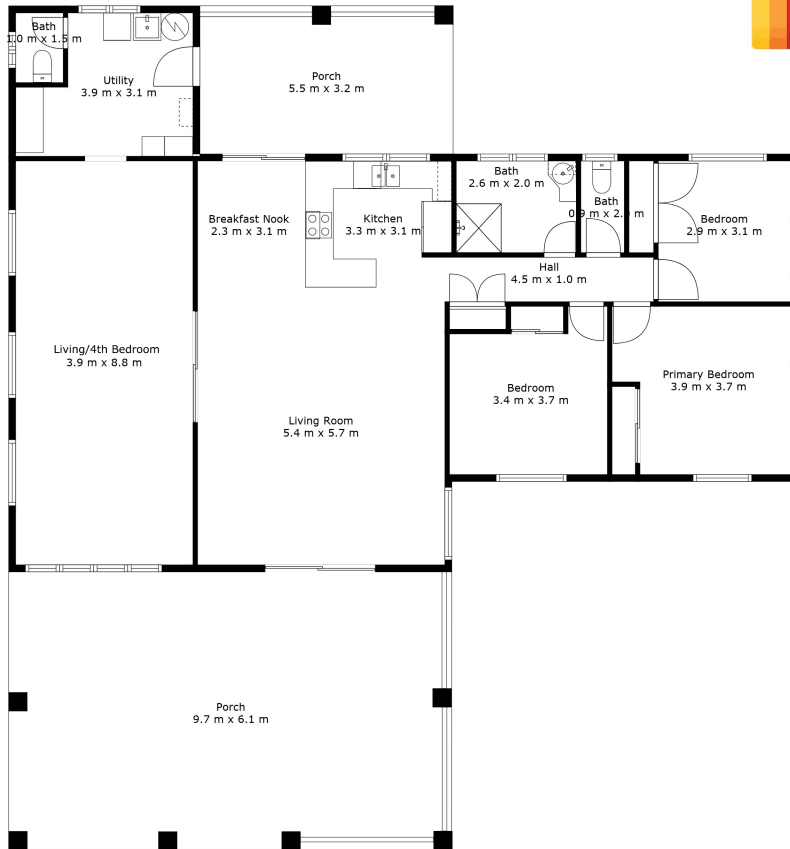
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