



## Maryborough, 21 March Street

Classic 1980's Brick Home with Leafy Privacy - in the City

There are a few unique leafy pockets in the Maryborough city area that deliver a wonderful country feel while sitting in town close to all services and conveniences. Nestled in a leafy pocket, 21 March Street offers an expansive allotment surrounded by trees, just minutes from shopping, schools and other services.

If you are looking for a substantial well presented, low maintenance family home, then 21 March Street is worth an inspection.

This architecturally designed home features 4 large bedrooms, formal lounge, an open plan kitchen dining/family area and a generous return verandah, excellent for outdoor entertaining. Downstairs provides an additional room, ideal as a guest bedroom or teenage retreat.

Built and enjoyed as the family home our clients have finally decided it is time to move on.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**

Offers Over \$593,00 will be considered

**View**

By Appointment

**Contact**

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**LJ Hooker Fraser Coast**  
07 4191 3500



21 March Street offers an excellent opportunity for buyers to secure a new place to call home or, for investors to take advantage of Maryborough's extremely tight rental market. A written rental appraisal can be provided.

Key features:

- \* Large allotment of 1186m2
- \* Brick construction - low maintenance with new roof
- \* Beautiful hardwood floors (recently polished)
- \* Timber paneling & shingles
- \* Huge return verandah
- \* 4 bedrooms all with built-in robes
- \* Open plan dining/family living
- \* Separate toilet
- \* Ground floor - teenage retreat/hobby room or additional bedroom

If you are seeking a solid generous home with low maintenance, thoughtful design and convenient location then call for your private inspection.

Inspection by appointment only.

\*\*\*All boundaries approx.

More About this Property

|               |  |
|---------------|--|
| Property ID   | AYKHXD   |
| Property Type | House  |
| Land Area     | 1186 m2  |
| Including     | Toilets (1)<br>Deck<br>Floorboards<br>Workshop<br>Built-in-Robes |

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GROSS INTERNAL AREA  
FLOOR 1: 34 m<sup>2</sup>, FLOOR 2: 137 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 9 m<sup>2</sup>, DECK: 56 m<sup>2</sup>  
TOTAL: 171 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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