



213 John Street, Maryborough

3 1 2

## UNDER CONTRACT | Space, Style, and Convenience Combined

Set on a fully fenced allotment in a convenient location, 213 John Street presents a well-maintained, lowset home offering generous space and everyday comfort. Solidly built and thoughtfully designed, this residence will appeal to families, first home buyers and investors alike.

An enclosed front sunroom welcomes you into the home, leading through to a spacious lounge and separate dining area adjoining the kitchen. A large family room provides additional living space and opens via French doors to a covered outdoor patio, ideal for entertaining or relaxed family living. The home offers three well-sized bedrooms, two with built-in wardrobes, along with high ceilings and excellent natural airflow throughout. A generous laundry adds flexibility and could easily be utilised as a hobby room or home office.

Outside, low-maintenance landscaped gardens and manicured lawns create a peaceful setting. Vehicle accommodation is well catered for with a double carport, while a hardwood timber shed provides excellent storage or workshop space. Enjoy the convenience of being

### FOR SALE

Please Call

### AGENTS

Peter Mott  
0428 222 654  
[peter.mott@ljhooker.com.au](mailto:peter.mott@ljhooker.com.au)

### AGENCY

LJ Hooker Fraser Coast  
07 4191 3500

within easy walking distance to primary and secondary schools, shopping centres, the CBD and the Brolga Theatre, with public transport available right at your doorstep and the beaches of Hervey Bay just a 30-minute drive away.

With its comfortable layout, convenient location, and versatile spaces, 213 John Street is a home ready to be enjoyed – Contact Peter Mott today to arrange your inspection!

## MORE DETAILS

Property ID	B9JHXD
Property Type	House
Land Area	655 m2
Including	Outdoor Entertaining Fully Fenced

**Peter Mott 0428 222 654**

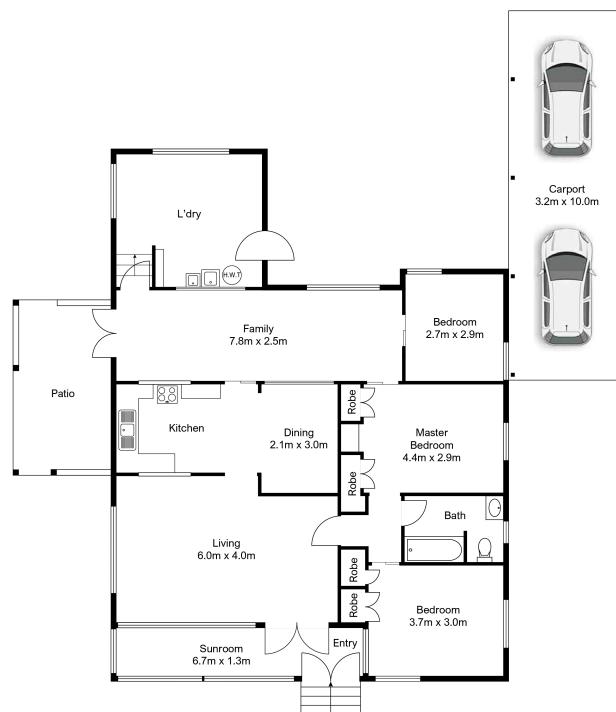
Licensee | peter.mott@ljhooker.com.au

**LJ Hooker Fraser Coast 07 4191 3500**

331 Esplanade, SCARNESS QLD 4655

frasercoast.ljhooker.com.au | frasercoast@ljhooker.com.au



3  | 1  | 2 

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.