

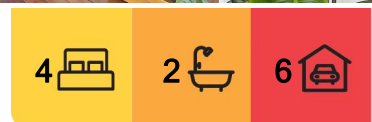
Maryborough, 276 John Street

UNDER CONTRACT | ONE OF MARYBOROUGH
FINEST COLONIALS

(Previous winner of the Maryborough Heritage Building Awards)

Centrally located on a flood free fully fenced 1,619m2 allotment is this imposing grand Old Lady oozing old world charm of yesteryear yet offering everything required for modern day family living. Accommodation in the home upstairs comprises of a separate entry, 4 generous bedrooms (master with ensuite and walk in robe) separate lounge and dining, office/nursery, family bathroom featuring a claw foot bath and built in kitchen complete with stainless steel appliances. This magnificent Queenslander boasts, ornate pressed metal ceilings, period fixtures and fittings, original coloured glass and polished timber floors.

For the entertainer you are spoilt for choice as to where to hold your function whether it be a large family get together or a more intimate occasion. You can choose to entertain on the front wrap around verandah, the back deck or side verandah all of which overlook



For Sale
Please Call

View
ljhooker.com.au/AWHHXD

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LJ Hooker Fraser Coast
07 4191 3500

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beautiful, manicured lawns and landscaped reticulated gardens. The lawns and gardens are magnificent and create a very peaceful and relaxed ambiance. Underneath the home also provides weatherproof space ideal for large gatherings along with a variety of areas for storage etc.

Car accommodation is well and truly taken care of, there is a 17.5m x 7m shed with a 17.5m x 3m awning along the front of it. It provides accommodation for 5 vehicles, is insulated and lined with corry, has aircell to the roof and a 4 post hoist. It is fitted with 15 and 10 amp power points, has lighting to all areas, has epoxy flooring and an internal tap connected to 2 x 5000L tanks with pressure pump.

Other improvements/features upon the land include:

- Good fencing on all common boundaries
- 3.3Kw Solar System
- Automatic watering system
- Electric gate
- Full length exposed aggregate driveway
- 3m x 3m garden shed
- Landscaped gardens with rustic outbuilding
- Restored original concrete front fence
- Laundry with ceramic double wash tubs
- Extra 3 car accommodation under the home
- Separate tool/storage room

An inspection of this truly amazing home is highly recommended as it is sure to impress the fussiest of buyers.

More About this Property

Property ID	AWHHXD
Property Type	House
Land Area	1619 m2
Including	Deck Outdoor Entertaining Secure Parking Solar Panels

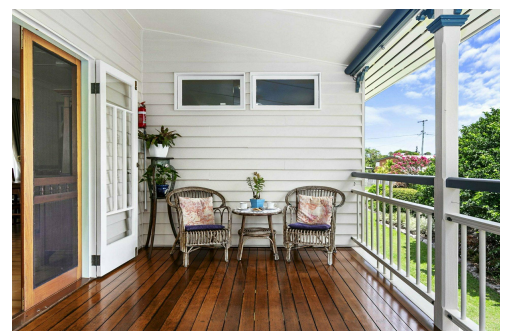
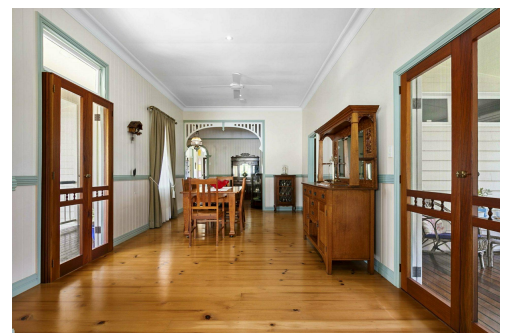
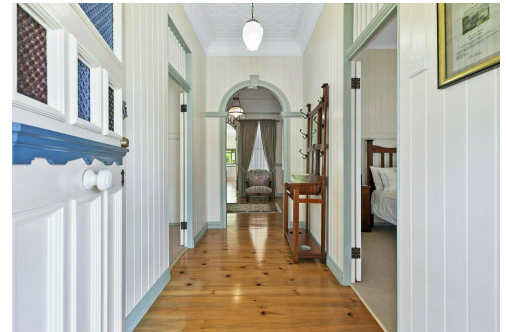
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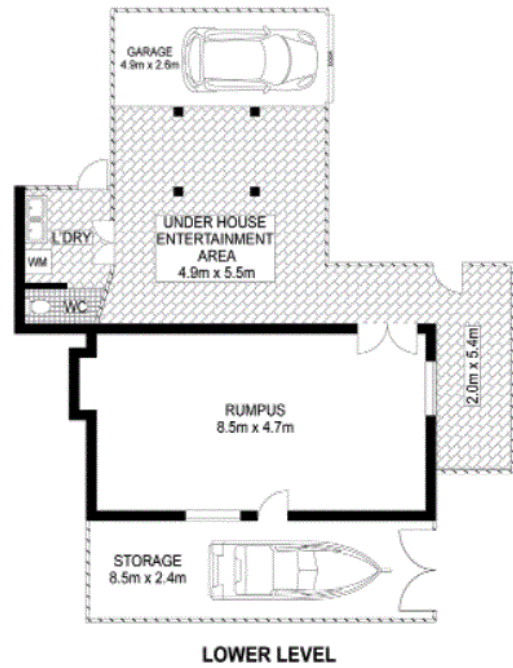
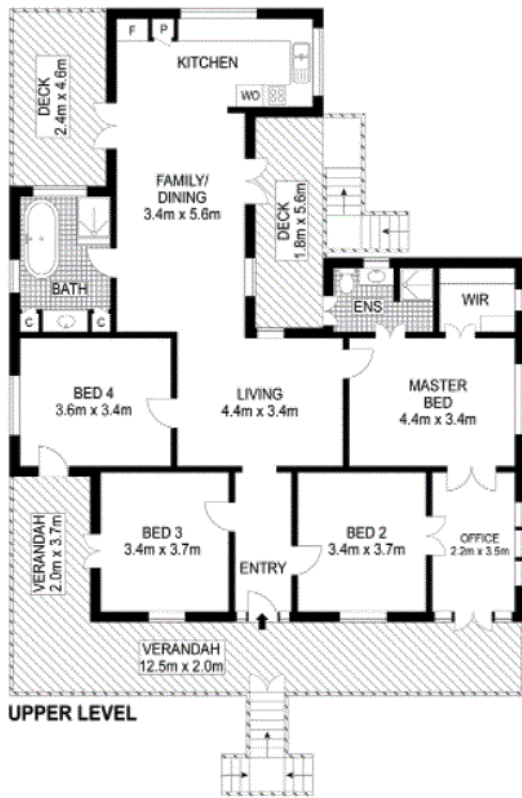
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North Point

276 John Street, Maryborough

This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.



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