







317A Lennox Street, Maryborough

# Absolute Riverfront Prestige in Doon Villa

Opportunities of this calibre are exceptionally rare. Nestled within the prestigious and tightly held enclave of Doon Villa, this remarkable absolute waterfront residence delivers an enviable lifestyle that few properties in Maryborough can rival. Highly sought after yet seldom offered to the market, this is your chance to secure a unique property with deep water anchorage on the majestic Mary River, the gateway to the world-renowned Great Sandy Straits.

Positioned to capture uninterrupted views across the river's stunning City Reach, this impressive five-bedroom residence has been thoughtfully designed to embrace its exceptional waterfront setting. The expansive master suite is a private retreat, complete with air conditioning, a walk-in robe and an elaborate ensuite designed for comfort and indulgence.

At the heart of the home, a spacious open-plan living and dining area offers year-round comfort with air conditioning and seamless connection to the outdoors. Large bifold doors open onto an expansive covered deck, creating the perfect space for entertaining family and friends or simply relaxing while enjoying what are arguably some of the finest river views available in Maryborough. From sunrise

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**FOR SALE**
Offers Over $1.1 Million Considered

**VIEW**
By Appointment

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Interested parties must rely solely on their own enquiries.

reflections dancing across the water to the ever-changing river activity, the outlook is truly captivating.

Practicality is equally impressive. Beneath the home, legal head-height clearance provides secure lock-up accommodation for two vehicles, complemented by a built-in laundry and an additional room already plumbed and ready for the installation of a third bathroom, offering excellent scope for further enhancement.
Accessibility has been carefully considered, with the inclusion of a high-quality water lift making movement throughout the home easy for all ages and ensuring wheelchair-friendly access.

Combining a prestigious location, breathtaking waterfront views, deep water access and outstanding versatility, this property offers a lifestyle that is becoming increasingly difficult to find. Whether you are a boating enthusiast, a keen entertainer or simply someone who appreciates a premium riverfront address, this is an opportunity that may not present itself again for many years.

Act now to secure one of Maryborough's most special waterfront properties in one of its most coveted locations.

## MORE DETAILS

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|---|---|
| Property ID | BNTHXD |
| Property Type | House |
| Land Area | 1702 m2 |











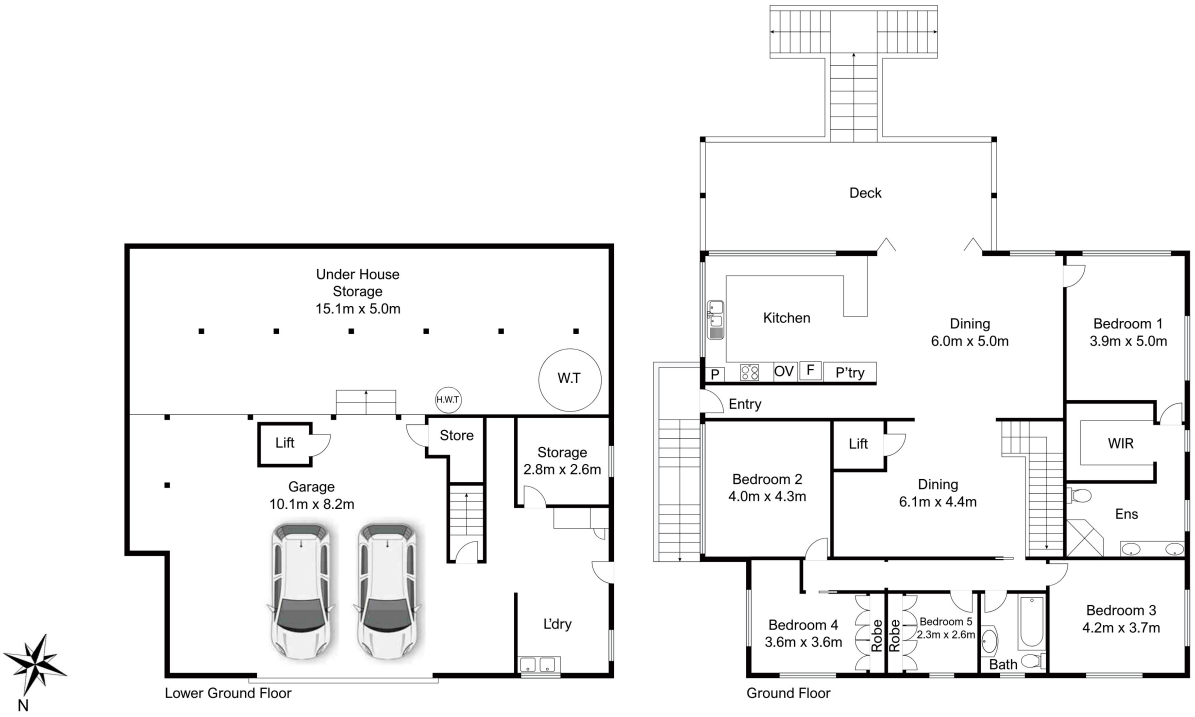
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