



355 Lennox Street, Maryborough

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## Solid Queenslander in Popular Doon Villa

Positioned in the sought-after suburb of Doon Villa, this large Queenslander offers space, functionality and excellent presentation throughout. The home features three generous bedrooms plus a separate sleepout, providing flexible living options for families, guests or a home office.

A welcoming front sunroom greets you on entry and flows through to the air-conditioned living areas. All bedrooms and the main living room are air-conditioned, while new carpet and freshly painted internal ceilings enhance the home's light and fresh feel. The spacious eat-in kitchen offers plenty of room for family dining, and the main bathroom includes a separate bath and shower for added convenience.

Downstairs, the home is well supported with good stumps and is fully concreted underneath, incorporating an additional bathroom and excellent storage space. Outdoors, the fully fenced yard is complemented by an impressive 15m x 6m powered shed, along with an additional tandem carport, ideal for trades, hobbies or extra vehicles.

Freshly painted externally and currently tenanted with fantastic

### FOR SALE

Offers Over \$699,000 Considered

### VIEW

By Appointment

### AGENTS

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### AGENCY

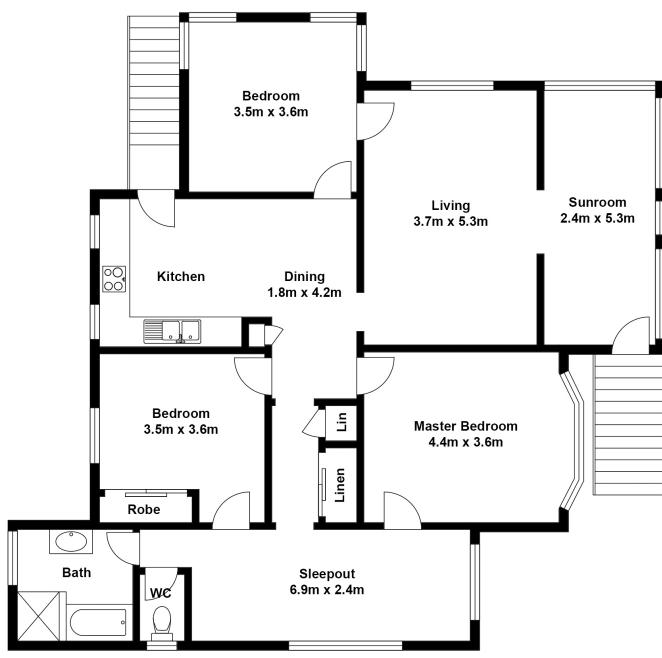
LJ Hooker Fraser Coast  
07 4191 3500

tenants in place, this property presents as an outstanding opportunity for both investors and future owner-occupiers in one of the area's most desirable locations.

## MORE DETAILS

Property ID	B9MHXD
Property Type	House
Land Area	840 m2
Including	Air Conditioning Secure Parking



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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.

