



376 Ann Street, Maryborough




Character Charm in a Prime Walk-to-Everything Location

Positioned in a sought-after location with the local park, golf course and tavern all within walking distance, this charming character home delivers the perfect blend of lifestyle, comfort and practicality.

Inside, the home offers three well-sized bedrooms, two complete with built-in robes, while the master bedroom showcases a beautiful bay window creating a warm and inviting retreat. Two bedrooms are also fitted with air-conditioning for year-round comfort.

The modern kitchen is designed for both functionality and entertaining, featuring a dishwasher, 900mm freestanding gas cooktop and oven, breakfast bar and ample storage. Adjoining the kitchen is a separate dining area, while the formal lounge provides a spacious and comfortable living space for the whole family.

Downstairs has been fully concreted and offers excellent additional utility with a second toilet, laundry and room for an extra vehicle or storage. Outside, the fenced and private backyard is ideal for entertaining or relaxing, complete with a sunken firepit area. Vehicle accommodation is well catered for with a single lock-up garage plus a double carport.

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FOR SALE

Offers Over \$599,000 Considered

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Fraser Coast

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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.

 **LJ Hooker**

Property Features:

Three-bedroom character home
Two bedrooms with air-conditioning
Two bedrooms with built-in robes
Master bedroom with charming bay window
Hardwood flooring throughout
Modern kitchen with dishwasher
900mm freestanding gas cooktop and oven
Breakfast bar and separate dining area
Formal lounge room
Concreted downstairs area with second toilet and laundry
Room underneath for an additional vehicle or storage
Single lock-up garage plus double carport
Private fenced backyard with sunken firepit
Walking distance to local park, golf course and tavern

MORE DETAILS

Property ID	BEQHXD
Property Type	House
Land Area	809 m2

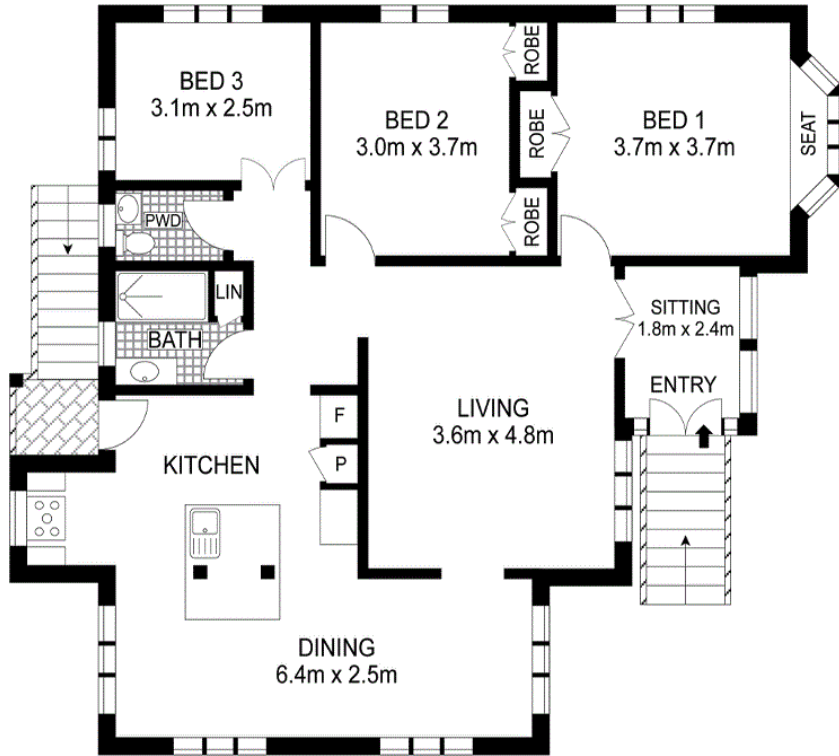
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