








45 Walker Street, Maryborough

# UNDER CONTRACT | Attention First Home Buyers & Investors!

Perfectly positioned close to local schools, shops, restaurants and the local theatre, this property offers charming character, convenience, and great potential for both homeowners and investors.

Property features:

- Spacious main bedroom with adjoining dressing room or sunroom
- Additional bedroom
- Additional front sunroom
- Separate living area & dining room
- Separate laundry
- Single lockable attached car accommodation
- Attached single carport

This property also presents a fantastic investment opportunity, with reliable tenants currently in place until June 2026, providing immediate rental income for the new owner.

2 1 2

**FOR SALE**
Please Call

**AGENTS**
Peter Mott
0428 222 654
peter.mott@ljhooker.com.au

**AGENCY**
LJ Hooker Fraser Coast
07 4191 3500

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.

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## MORE DETAILS

| | |
|---|---|
| Property ID | BC1HXD |
| Property Type | House |
| Land Area | 564 m2 |

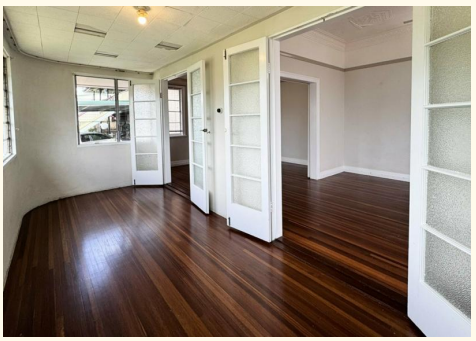
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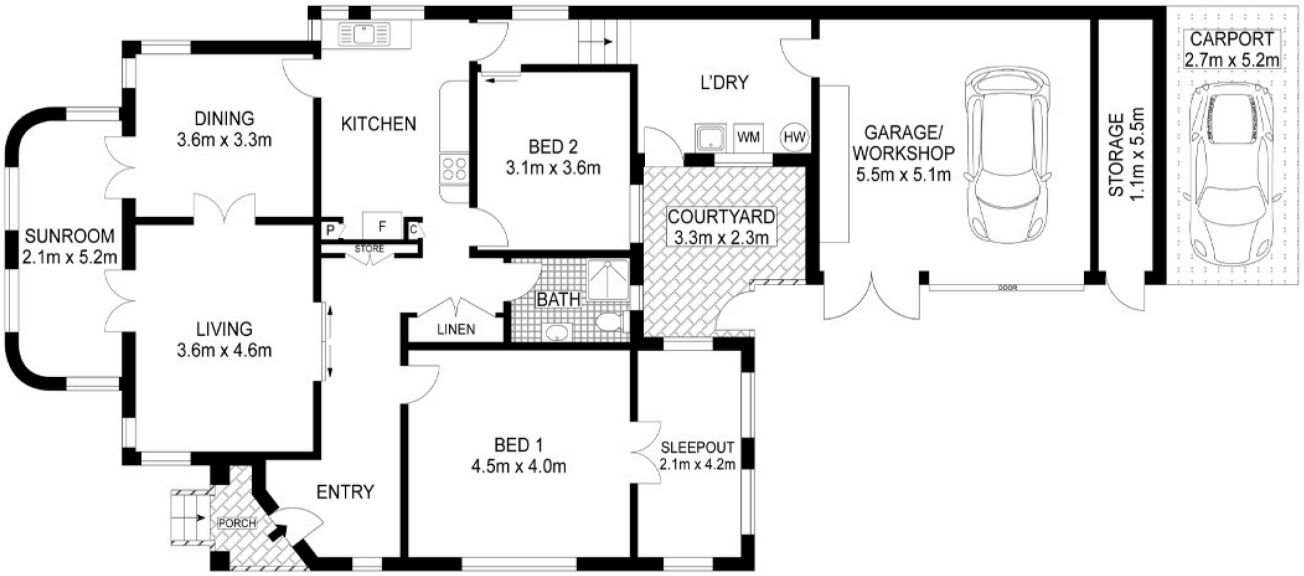








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North Point

## 45 Walker 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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