



46 Wilson Street, Maryborough

## A Genuine Renovation Opportunity

Positioned in an established Maryborough location, 46 Wilson Street presents a genuine renovation opportunity for buyers seeking a property with clear scope to improve and add value.

The home is presented in a stripped-back condition, allowing clear visibility to the underlying structure and layout and providing a practical starting point for renovation planning. Extensive internal works are required, offering experienced renovators the flexibility to redesign, modernise, and personalise the space.

The existing floorplan provides a workable foundation, with living areas and kitchen space capable of being reimagined to suit contemporary needs. With thoughtful renovation, there is strong potential to enhance functionality, comfort, and overall presentation throughout the home.

Located close to local schools, shops, and essential amenities, the property's position supports long-term appeal once improvements are completed. This makes it a suitable option for capable owner-occupiers, renovators, or investors looking to capitalise on renovation potential and future returns.

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### FOR SALE

Please Call

### AGENTS

Lance Williams

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### AGENCY

LJ Hooker Fraser Coast

07 4191 3500

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 **LJ Hooker**

Offered as a renovation project, the value of this property lies in the opportunity to transform and revitalise the home over time.

## MORE DETAILS

Property ID BA7HXD  
Property Type House  
Land Area 591 m2

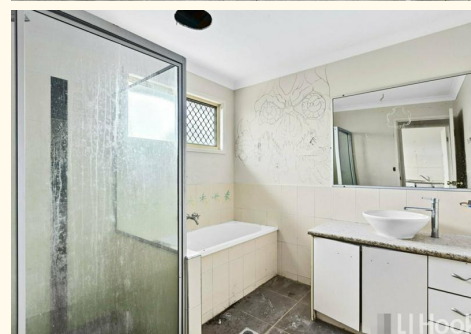
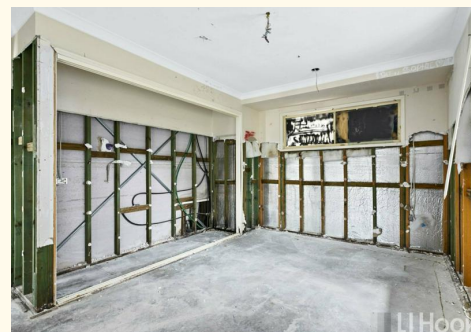
**Lance Williams 0401 401 570**

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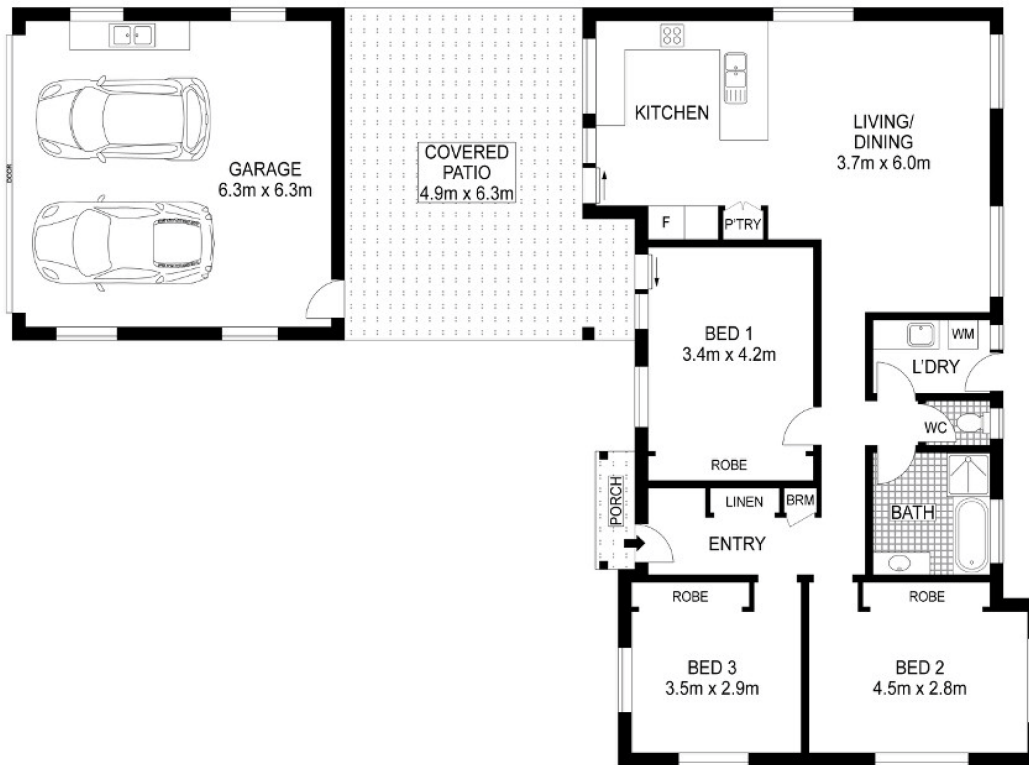
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