



7 Errol Street, Maryborough

Waterfront Lifestyle on the Mary River

Set on absolute Mary River frontage, this exceptional property delivers a rare lifestyle opportunity with deep-water access and a private jetty, allowing you to securely moor your vessel just metres from the back deck. From here, weekends are effortlessly spent exploring the pristine waters of Fraser Island (K'gari), casting a line at your favourite fishing spots, or enjoying unforgettable sunset cruises with family and friends.

The home is designed to embrace its natural surroundings, featuring light-filled open-plan living warmed by a central fireplace, soaring cathedral ceilings, and striking exposed timber trusses. An expansive covered veranda overlooks established gardens and the river beyond, creating the perfect space to relax or entertain year-round. Outdoors, a dedicated entertaining area complete with a pizza oven invites long, leisurely gatherings.

Winding garden pathways lead to a riverfront viewing and yoga deck, while low-maintenance established gardens are enhanced by tranquil water features. Accommodation includes two bedrooms and one bathroom with spa, and the home is partially furnished (inventory available), making it ideal as a permanent residence or weekend retreat.

With future potential to expand—including the option for a

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FOR SALE

Offers over \$995,000 Considered

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Fraser Coast
07 4191 3500

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mezzanine level or build-in underneath (STCA) and fully concreted under-house storage, this property offers both immediate comfort and long-term flexibility.

Key Features

- Absolute Mary River frontage with private jetty and deep-water access
- Secure mooring just metres from the back deck
- Light-filled open-plan living with central fireplace
- Cathedral ceilings and exposed timber trusses
- Expansive covered veranda overlooking gardens and river
- Outdoor entertaining area with pizza oven
- Garden pathways to a riverfront viewing/yoga deck
- Established, low-maintenance gardens with water features
- Two bedrooms, one bathroom with spa
- Partially furnished (inventory available)
- Future expansion potential, including mezzanine or build-in underneath (STCA)
- Fully concreted under-house storage

A rare riverside retreat that blends character, serenity and future potential, Kulula is a property you won't want to miss.

Contact Jodi to arrange a private inspection by appointment.

MORE DETAILS

Property ID	B9PHXD
Property Type	House
Land Area	1353 m2

Jodi Sommerfeld 0408 719 142

Sales Consultant | jodi.sommerfeld@ljhooker.com.au

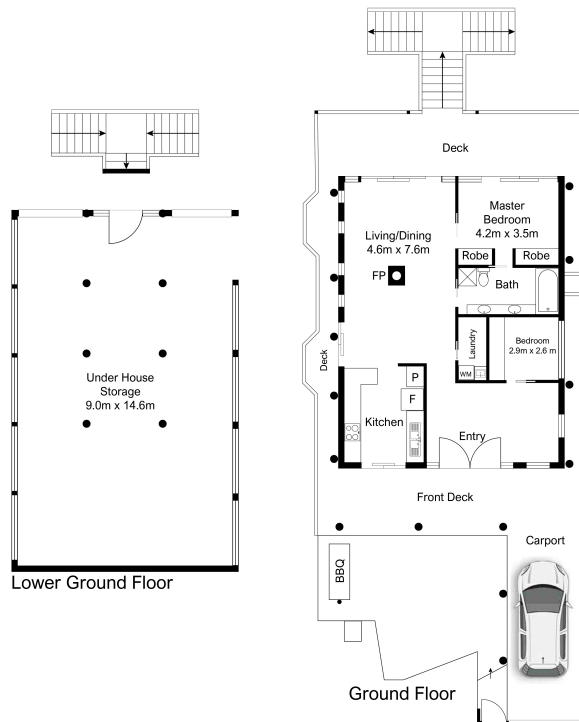
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