






78 Cheapside Street, Maryborough

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Space, Flexibility and Endless Possibilities

Offering space, flexibility and outstanding vehicle accommodation, 78 Cheapside Street presents an outstanding opportunity for first-home buyers, growing families and investors seeking a property with immediate comfort and exciting long-term potential.

Positioned on a substantial fully fenced 1,151m² allotment in a convenient area of Maryborough, this well-maintained home delivers a fantastic combination of lifestyle, practicality and future possibilities. The home features comfortable upstairs living, while the versatile downstairs area provides valuable additional space to suit a range of needs. Adding to its appeal, the property is within easy walking distance of the local golf course, Ululah Park and the local tavern, while schools, shops and everyday amenities are all close by.

The generous size of the allotment further enhances the property's appeal, offering excellent potential for subdivision or the addition of a second dwelling (STCA), making it an attractive option for buyers looking to maximise future value.

Property features include:

- 3 bedrooms + Central main bathroom

FOR SALE

Offers Over \$595,000 Considered

VIEW

By Appointment

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.

 **LJ Hooker**

- Separate lounge and dining areas
- Spacious eat-in kitchen
- Downstairs with 2 utility rooms plus separate toilet
- Single lock-up garage under the home
- Double carport at the rear
- Side caravan port – ideal for a caravan, boat, trailer or additional vehicles
- Fully fenced 1,151m2 block with plenty of usable space
- Potential for subdivision or a second dwelling (STCA)
- Walking distance to the golf course, Ululah Park and local tavern

Whether you're looking to move straight in, secure a solid investment, accommodate extra vehicles and recreational equipment, or explore the property's development potential, this is a home that offers flexibility and opportunity in equal measure. For further information or to arrange your inspection, contact Peter Mott today.

MORE DETAILS

Property ID	BG9HXD
Property Type	House
Land Area	1151 m2

Peter Mott 0428 222 654

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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.