

## Maryborough, 78 Pleasant Street

### UNDER CONTRACT - CENTRALLY LOCATED FAMILY HOME

This cosy Queenslander is situated within walking distance to the centre of town, Golf links and parklands.

Located on a corner fenced block of land, 1,012m<sup>2</sup> in size with a double bay carport, the property provides easy access and ample space for your boat, caravan, or multiple vehicles.

The front East facing verandah leads into a large open plan living space which is central to 3 bedrooms and a modern kitchen.

Timber floors in the family area, new tiled flooring to all bedrooms plus heritage French doors and casement windows add to the attraction of this cottage home. The large main bedroom opens out to the front veranda and has 2 built-in storage areas. Also available is plumbing in the main bedroom to add an ensuite if this suits your needs.

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1

2

**For Sale**  
Please Call

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[ljhooker.com.au/AV8HXD](http://ljhooker.com.au/AV8HXD)

**Contact**  
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A feature of the home being a lovely, renovated family bathroom complete with casement windows in keeping with the era of the home.

A large laundry area is located at the rear entry of the home which offers additional storage space.

This property is in an ideal location close to all conveniences and provides ample space for adding a pool or garage.

The property is currently tenanted until 27th July 2025 at \$475 per week.

Be quick in arranging your inspection today.

## More About this Property

<b>Property ID</b>	AV8HXD
<b>Property Type</b>	House
<b>Land Area</b>	1012 m2
<b>Including</b>	Ensuite

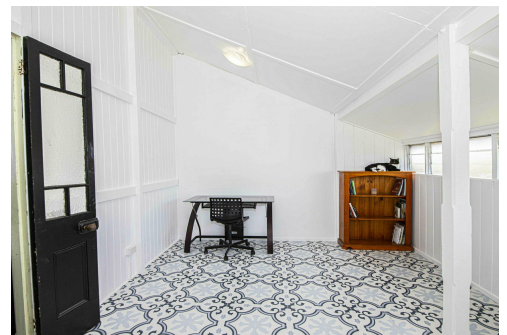
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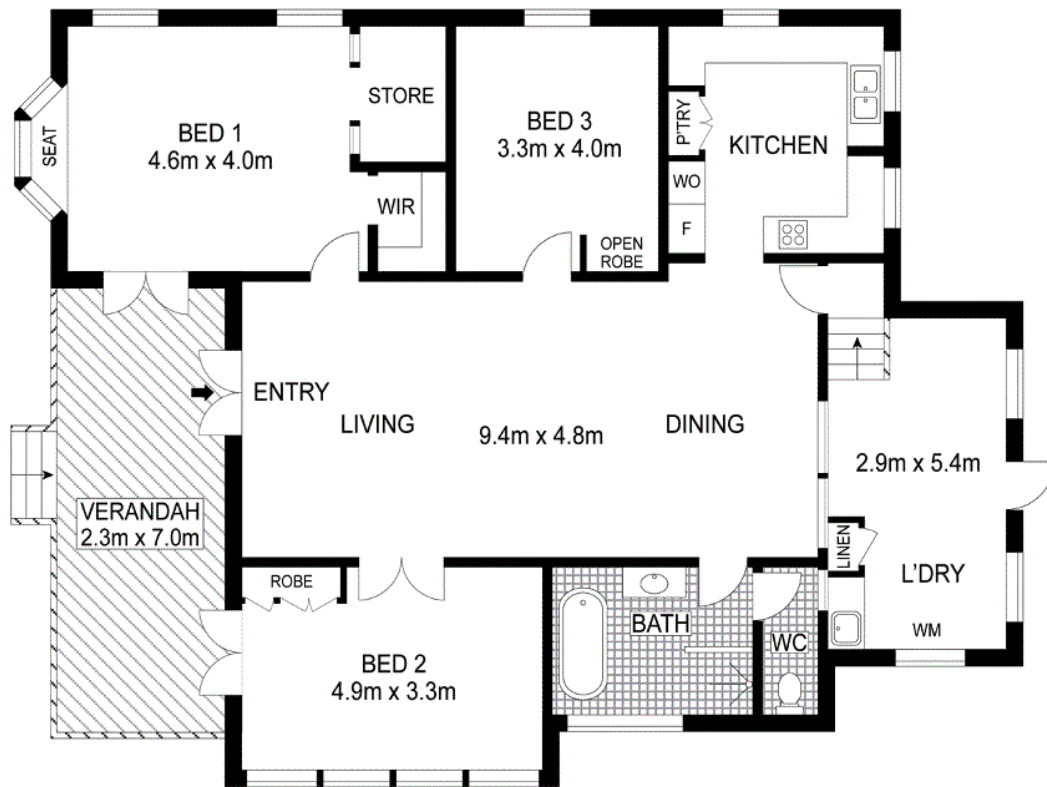
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This plan is for illustration purposes only. Although dimensions and areas are as accurate as possible, it is conceptual with no guarantees on its accuracy. External parties should rely on their own enquires.



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