

Unit 17/238 Alice Street, Maryborough

## Centrally Located Townhouse with Resort-Style Facilities

Perfect for buyers seeking a low-maintenance home, this two-level townhouse offers comfortable living in a convenient central location. A great opportunity for first-home buyers, downsizers or investors.

Ideally positioned within walking distance of the CBD, shops, schools, public transport, gym facilities and medical services, the property offers everyday convenience close to home.




### Complex and Lifestyle

Located in a well-maintained complex with manicured gardens, a pool, BBQ area and tennis court, this townhouse offers a practical layout and easy-care lifestyle.

### Key Features

- Two upper-level bedrooms, both with built-in wardrobes.
- Air-conditioned master bedroom with private balcony.
- Open-plan lower-level living with lounge, dining and kitchen areas, plus garage storage and laundry.
- Bathroom with shower over bath and separate toilet.
- Private courtyard with outdoor entertaining area.

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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### FOR SALE

Offers Over \$369,000

### VIEW

By Appointment

### AGENTS

Jodi Sommerfeld

0408 719 142

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### AGENCY

LJ Hooker Fraser Coast

07 4191 3500



· Secure single-car garage.

Contact Jodi to arrange your inspection today!

## MORE DETAILS

Property ID	BGWHXD
Property Type	Unit
Land Area	153 m2

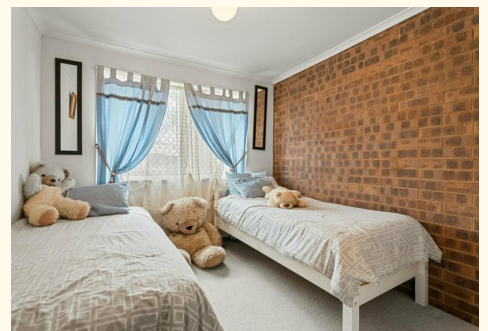
**Jodi Sommerfeld 0408 719 142**

Sales Consultant | [jodi.sommerfeld@ljhooker.com.au](mailto:jodi.sommerfeld@ljhooker.com.au)

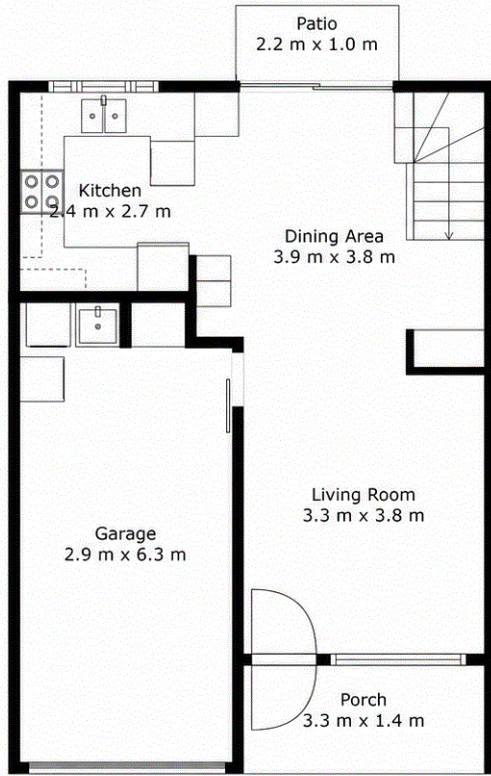
**LJ Hooker Fraser Coast 07 4191 3500**

331 Esplanade, SCARNESS QLD 4655

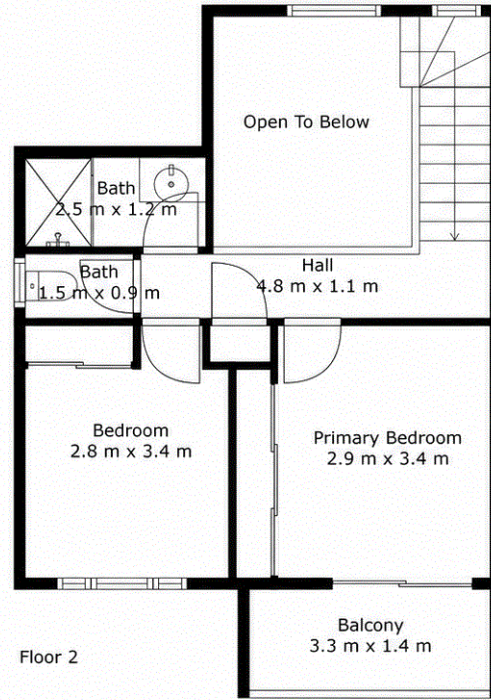
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Floor 1



Floor 2



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THE FLOOR PLAN IS NOT TO SCALE. ALL FEATURES INCLUDED IN THIS 2D PLAN ARE FOR INSPIRATION PURPOSES ONLY.  
THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES