



40 La Frantz Drive, Tinana




Space, Sheds & Future Potential - The Complete Family Package

Positioned in one of Maryborough's most sought-after locations, this beautifully presented home offers the perfect balance of lifestyle, convenience, and comfort.

Offering exceptional versatility, storage and future potential, this well-maintained family home is ready for its next chapter. Set on a fully fenced allotment with side access, the property caters perfectly to families, tradies, hobbyists or those seeking additional space.

The home features three air-conditioned bedrooms, including the main bedroom with built-in robe, while new flooring throughout provides a fresh and modern feel. The spacious air-conditioned living room is complemented by a fireplace, creating a comfortable space to relax year-round. A large eat-in kitchen with dishwasher offers plenty of storage and bench space, while the adjoining dining area flows seamlessly onto the covered verandah, ideal for entertaining family and friends.

The current owners have also drafted plans to convert the existing

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FOR SALE

Offers Over \$769,000 Considered

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Fraser Coast

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double carport into a fourth bedroom and additional bathroom, creating excellent dual living potential for extended family or guests.

Outside, the improvements continue with a covered front patio, rear patio, workshop, garden shed and an impressive 9m x 7.5m high clearance shed. Solar power helps keep energy costs down, while the fully fenced yard provides privacy and security for children and pets.

A property offering space, functionality and exciting future possibilities, this is an opportunity not to be missed.

MORE DETAILS

Property ID	BFXHXD
Property Type	House
Land Area	764 m2

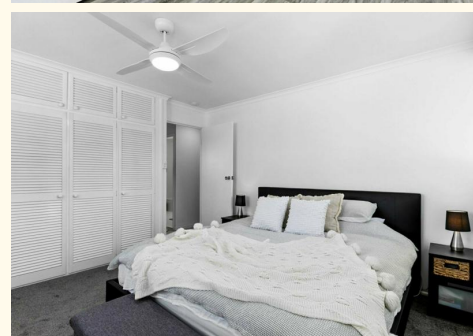
Lance Williams 0401 401 570

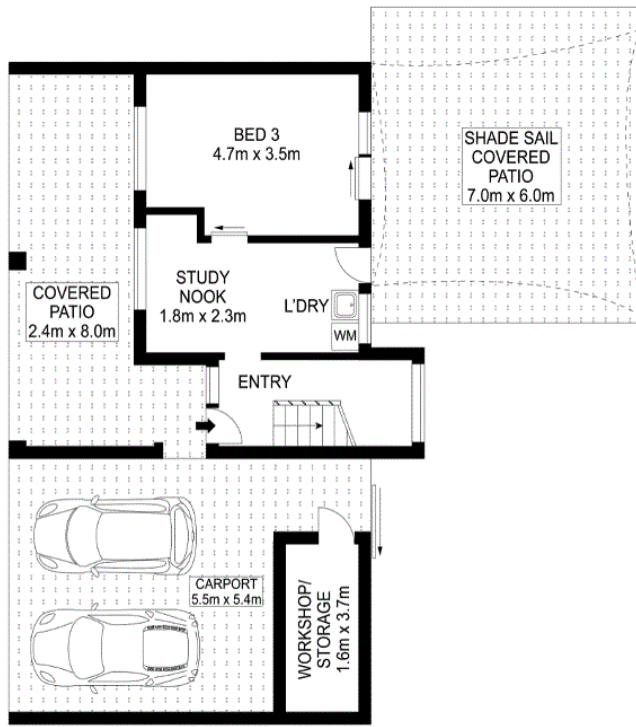
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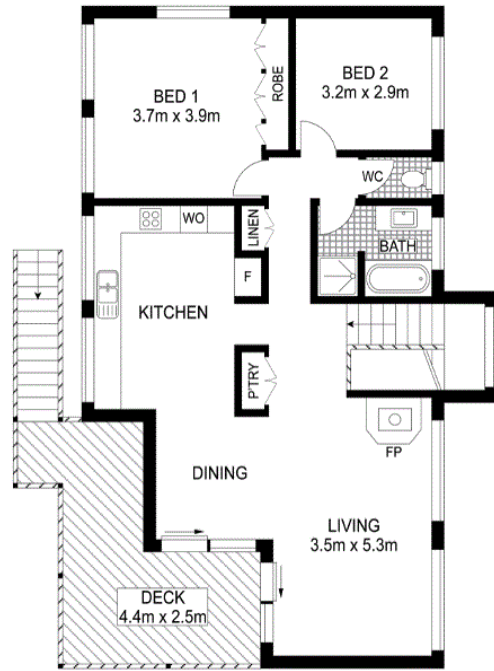
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LOWER LEVEL



UPPER LEVEL



North Point

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