







40 La Frantz Drive, Tinana

Versatile Living with the Ultimate Shed, Side Access & Endless Potential

Nestled in one of Maryborough's most sought-after neighbourhoods, this fully renovated home delivers the perfect combination of comfort, practicality and lifestyle. Positioned in a quiet, established street just minutes from schools, shopping centres, medical facilities and the Maryborough CBD. This versatile property is perfectly suited to families, home business operators, tradies, caravan and boat owners, or anyone wanting room to spread out without sacrificing convenience.

Beautifully maintained throughout, the home offers three air-conditioned bedrooms, including a generous main bedroom with built-in robe. New flooring enhances the fresh, modern interior, while the spacious air-conditioned living room, complete with a cosy fireplace, provides the perfect place to unwind in every season.
The large eat-in kitchen offers ample bench space, excellent storage and a dishwasher, flowing effortlessly to the adjoining dining area and covered rear verandah, creating an ideal setting for everyday living and entertaining.

3 1 4

FOR SALE
Offers over $675,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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The outdoor space is where this property truly excels, offering everything from secure vehicle storage to the ultimate workshop and entertaining areas. The impressive 9m x 7.5m powered, high-clearance shed offers endless possibilities as a workshop, storage space, hobby area or secure accommodation for caravans, boats, trailers and additional vehicles.

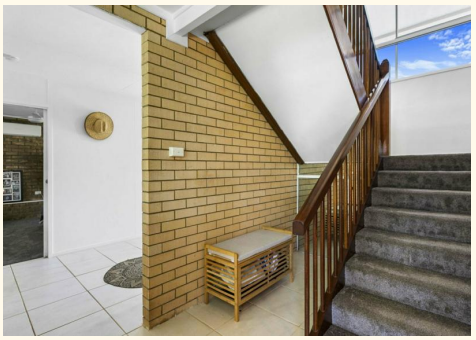
Completing the package is a covered front patio, rear entertaining patio, workshop, garden shed, established gardens and solar power to help reduce everyday running costs.
Whether you're looking for extra storage, room for hobbies, space to entertain or simply a quality home in a tightly held location, this property offers an exceptional lifestyle with endless possibilities.
Enjoy the peace and privacy of this sought-after neighbourhood while remaining just minutes from everything Maryborough has to offer.
Positioned on elevated ground in a highly regarded area of Maryborough, offering peace of mind and convenience.
As an added bonus, concept plans have been prepared to convert the existing double carport into a fourth bedroom and second bathroom STCA.

Quality homes in this location with sheds of this size are rarely offered to the market. If you've been searching for space, convenience and lifestyle in one outstanding package, this is a property you won't want to miss.

Features you'll love:
Three air-conditioned bedrooms, main with built-in robe
New flooring throughout
Spacious air-conditioned living room with fireplace
Large eat-in kitchen with dishwasher and adjoining dining area
Covered rear entertaining verandah
Plans available for a fourth bedroom and second bathroom conversion
Fully fenced allotment with excellent side access
Huge 9m x 7.5m powered high-clearance shed
Double carport plus workshop and garden shed
Covered front patio and rear entertaining area
Solar power











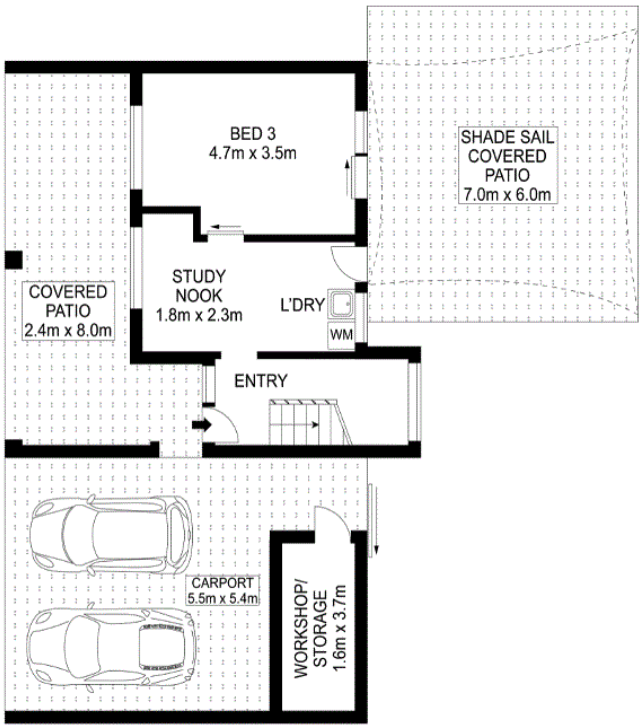
MORE DETAILS

Property ID	BFXHXD
Property Type	House
Land Area	764 m2

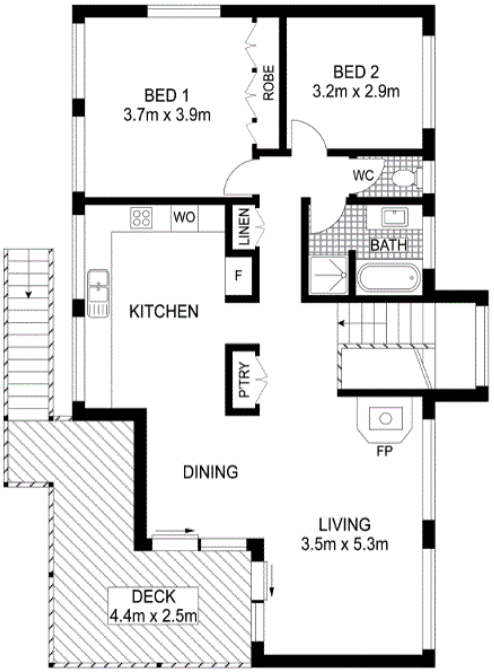
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LOWER LEVEL



UPPER LEVEL

North Point

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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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