

Sold



287 Ann St, Maryborough



## Invest or Nest

### Character & Charm

This quaint cottage style home sits on the edge of the CBD and provides the opportunity to be a great little investment whether you want to create a rental portfolio or purchase your own home. It is the ideal location, close to all amenities including walking distance to schools, shopping, entertainment and sporting, including boat ramp for the Mary River nearby.

Featuring 3 bedrooms, 2 bathrooms (ensuite to main) plus a sleepout for the office space or 2nd TV room. The property has been updated, yet retains its' charm of a bygone era with high timber ceilings, hardwood timber floors and beaded T&G timber walls. Highlighted with fretwork, picture rails, original double front doors and bull nose verandah, all telling a tale of a century old home. Combining nicely with a large modern kitchen, separate dining and air conditioned lounge room, plus generous modern bathroom with ceiling fans throughout.

Plenty of space to entertain with enclosed outdoor area including rustic bar and storage room. The property is fully fenced with lock up car accommodation and carport plus room for so much more. With an opportunity to create greater street appeal, this property sits on a flood free 721sqm corner block.

**\*\* Please note photos are file photos due to tenant privacy**

🛏 3 🚿 2 🚗 2

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 159

### Agent Details

Mandy Ryan - 0411634732

### Office Details

twenty20 Realty  
SHOP 1 373 Kent St Maryborough,  
QLD, 4650 Australia  
(07) 4191 6800



that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.