

84 Russell Street, Maryborough







LOCATION, SPACE & POTENTIAL!

3 1 2 728m2

A well-positioned home offering comfortable living, practical extras and exciting potential to add value!

Positioned directly opposite **Sunbury State School**, close to the hospital and with convenient highway access, this established 1950s home presents an appealing opportunity for first-home buyers, investors and renovators alike.

Set on a generous 728m² elevated, sloping block, this property combines functional living spaces with valuable extras and plenty of scope to personalise and make it your own.

THE HOME

- Three comfortable bedrooms
- Open-plan living and dining area
- Functional kitchen with potential to personalise
- Central bathroom
- Covered rear patio, ideal for relaxing outdoors
- Detached double garage providing secure parking for two vehicles

PRACTICAL EXTRAS YOU'LL APPRECIATE

- 16 solar panels with a 6.5kW solar system
- New hot water system
- Generous 6m x 6m double garage

Price	Offers Over $599,000
Property Type	Residential
Property ID	12155
Land Area	728 m2

AGENT DETAILS

Genevieve Mabb-Perry - 0421 038 663

OFFICE DETAILS

Hervey Bay and Burrum Heads
1/3 Ivor Drive Burrum Heads, QLD, 4659 Australia
0434 342 232

- 3m x 3m garden shed
- Two 5,000-litre water tanks
- Handy under-house storage
- Side access on both sides of the property

A LOCATION THAT MAKES LIFE EASIER

With **Sunbury State School directly across the road**, the hospital nearby and Maryborough's town centre just five minutes away with easy access to the highway, this property offers everyday convenience in a well-connected location.

Whether you're looking to enter the property market, expand your investment portfolio or secure a home with renovation and value-adding potential, **84 Russell Street is an opportunity worth exploring.**

LOCATION. SPACE. PRACTICAL EXTRAS. POTENTIAL.

Don't miss your opportunity to inspect this well-positioned Maryborough property.

Contact Genevieve today to arrange your inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not 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.