



75 George St, Maryborough



## NEAT INVESTMENT PROPERTY ON 2023SQM BLOCK

Are you looking for an investment property with the potential to build a second dwelling on the block (STCA)...then you must inspect this one!

It's rare to find an investment property these days that has this much potential under \$300K but now you have so jump on it quickly as it just won't last.

This large 2023sqm block has a driveway up the RHS of the property currently which gives easy access to vehicles to access the rear of the existing house as well as the back of the block. This style of block is ideal for building a second dwelling on (STCA) where everyone will have their own space and not be living in each others pockets!

The current house features:

- 2 bedrooms (the second bedroom is massive and almost runs the length of the house so could be made into two bedrooms creating 3 bedrooms in total)
- A functional kitchen
- 1 bathroom with a second toilet outside
- Polished floors
- Generous fully fenced front and back yard
- Currently rented for \$280pw until Feb 2022

Forget the rest this one just hit the top of your must see list as it has a

2 1 2,023 m2

**Price** SOLD for \$260,000  
**Property Type** Residential  
**Property ID** 4897  
**Land Area** 2,023 m2

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
 247 Adelaide St Maryborough,  
 QLD, 4650 Australia  
 0741222233



gross ROI of near 5%pa already and with this much potential you must call Justen Tillman on 0412 262325 today to arrange an inspection or you'll miss out.

*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.*