



171 Ann St, Maryborough



## A LARGE FAMILY HOME & A LUCRATIVE INVESTMENT ALL ROLLED INTO ONE PROPERTY!

This expansive property boasts 4 bedrooms, 3 bathrooms, and captivating decks that elevate the living experience. Ideally located in a quite area a short drive from the town centre.

This home had been well throughout out in the tri-level design, with storage and car space on the lower level; entertaining, bathroom and laundry on the middle level and more entertaining and main residence on the top level.

Features of this property include;

- Four bedrooms, main with ensuite and walk in robe
- Built in wardrobes throughout
- Ceiling fans throughout
- Easy to maintain vinyl plank flooring throughout
- Electric cooking and hot water
- Security screens and fly screens throughout
- Fully fenced yard

The property is currently tenanted with great tenants in place until August 2024, returning \$440 per week.

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**Price** Offers Over \$429,000

**Property Type** Residential

**Property ID** 8376

**Land Area** 809 m2

**Floor Area** 710 m2

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough,  
QLD, 4650 Australia  
0741222233



Check out the video tour for this property and then call Justen Tillman on 0412 262 325 to arrange a private 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.*