

Sold



171 Ann St, Maryborough



## PRICE REDUCED...OWNER SAYS SELL!

This motivated seller is ready to deal so jump onto this one quickly as it has been priced to sell fast!

Please note that this property flood effected in a major flood but has been built with flooding in mind.

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

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Price	SOLD
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



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

If you require finance to complete your purchase you should check with your financier if they will lend against a flood effected property before enquiring as only specific financiers will entertain a lend against this type of property.

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.*