

**10 Aberdeen Avenue, Maryborough, Qld 4650**



**Sold House**

Tuesday, 3 October 2023

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**Bedrooms: 3**

**Bathrooms: 1**

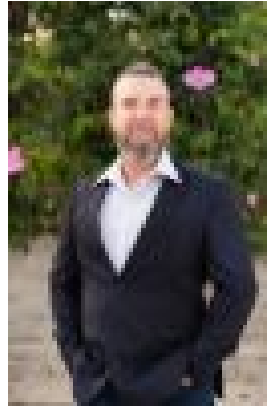
**Parkings: 2**

**Area: 809 m2**

**Type: House**



Max Ward  
0427577267



Guy Meredith  
0413527807

**\$395,000**

**Key Features:**Air-Conditioned 3 Spacious Bedrooms 1 Bathroom - 2 Toilets Ample Parking for 2+ Cars Security Screens Installed Throughout New Roof, Concrete Stumps, and Hardwood Framing Situated in the Heritage City's Hospital Hill precinct, a highly coveted location and prized for its convenience to transport, schools, sporting fields and convenience stores, lies "Aberdeen" - a captivating, much loved low set cottage-style residence that merges layers of natural light with an enticing blend of timeless character and contemporary design. Immaculately maintained with its VJ walls, leadlight doors and stylishly limed floorboards, the house has a lovely ambiance and inviting simplicity about it. Its heart is its bright open plan living room with private entry and French doors leading out to a shaded patio breezeway. A separate dining space and adjacent well-appointed kitchen flow through from the living room, while radiating out along a separate wing are the bedrooms - the main with its beautifully crafted fitted robes, shelving and dressing-table and the second creating a private accommodation zone with provision for flexible sleeping arrangements. A versatile study or third bedroom, family bathroom, laundry and 2nd toilet complete the home. Exceptional attention to detail is evident in the build quality featuring a new roof, gutters and wind turbines, sturdy concrete stumps, durable hardwood framing, and fresh interior and exterior finishes. Additional features include split system air conditioners, ceiling fans, security screens, blinds, dishwasher and ample storage. Complementing the exceedingly functional indoor dynamic are the outdoor amenities - a spacious lockable garage, a large, terraced carport that doubles as an entertainment zone, lush tropical gardens, a detached garden shed tucked away at the rear of the property and of course, the ubiquitous "Hill's Hoist". If you've been searching for an affordable turnkey property, your search ends here with "Aberdeen". Contact the listing agents to secure this rather special little Queenslander. Area 809 sq m approx