

104 Gympie Road, Tinana, Qld 4650

CENTURY 21.

House For Sale

Friday, 3 November 2023

104 Gympie Road, Tinana, Qld 4650

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 879 m2

Type: House



Grant Carpenter
0488325120

\$369,000 Negotiable

This appealing residence sits in the sought after suburb of Tinana and is a perfect fusion of charm and convenience. The property's indoor features include ceiling fans, air-conditioning, VJ walls contributing to its vintage aesthetic, a sunlit sunroom (sleepout) and a combined dining/living area which offers ample space for entertaining. Heading outside, you will be welcomed by a fully fenced yard coupled with a rear veranda that provides an excellent spot for relaxation. The house stands on an expansive 879m² block equipped with water tank and generous under house storage. With an investment yield of \$400 per week, this property is not just a home but also an opportunity for astute investors to consider.

Key Features Include:

- New roof
- Two spacious bedrooms plus sleepout
- Combined dining and living area with charming VJ walls
- Air-conditioning and fans throughout
- Rear veranda capturing cooling summer breezes
- Fully fenced 870m² block and fully fenced
- Water tank for the gardens
- 5 minutes drive to Tinana State Primary School
- 5 minutes drive to Maryborough CBD and major amenities
- Short walk to popular coffee shops and parks

Act quick as this is a great opportunity to add to or start your property portfolio in the growing investment town of Maryborough.