

# 145 Queen Street, Maryborough, Qld 4650



## Sold House

Thursday, 15 February 2024

145 Queen Street, Maryborough, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 938 m2**

**Type: House**



Rick Hose

**\$350,000**

Here's a home that's large, lovable and every bit a part of the rich history that Maryborough is famous for! Situated just off of Ferry Street, this address sits high and dry when flooding challenges impact the Lamington Bridge. 145 Queen Street is part of a deceased estate and the family want to pass this special place on to new owners that will bring the life and vitality back and create their own fond memories. This home is full of 'Queenslander' style, with high ceilings, large rooms and it sits on a large block with a majestic mango tree in the backyard. Let's check the layout of the house! It's typical 3 bedroom set-up (\*there's a 4th if you count the 'Sleepout'), with a huge kitchen/dining room, lounge room, a bathroom with bathtub & shower, plus plenty of storage space; and let's not forget the loo! Downstairs has concrete floors and that's where you'll find the laundry (\*electric hot water system), room for 3 vehicles, with room left for workshop space, storage or it's a great place to chill-out, relax and take in the breezes; again a customary feature of a high-set 'Queenslander'. Under the back landing is an enclosed green-house giving avid gardeners a perfect spot to be 'at one' with their plants. If you own a caravan or boat, the 8 metre (long) x 3.2 metre (wide) x 2.5 metre (high) pleasure port adjacent to the house is an ideal spot to keep your pride & joy undercover and out of the elements. This home needs a refresh & reno; however it is as solid as they come! Great value for first home buyers, a rental opportunity with potential for good returns; or make the most of a perfect location for your family to call 'Home'; because Ululah (\*Anzac) Park, a modern fitness circuit, walking or running pathways, skatepark and Maryborough's new 'Splash-side' water park are all within walking distance to this place. Alternatively if you like to fish, love your golf or have a dabble now and then on the pokies while enjoying a refreshing bevvy; the conveniences of living at 145 Queen Street all stack up! Arrange an inspection and see for yourself, contact the marketing agent: Rick Hose - Fraser Coast Real Estate 0417 980 363 [rick@frasercoast.net](mailto:rick@frasercoast.net) At a Glance: \* 121 m<sup>2</sup> - Home \* 3 Bedroom \* Sunroom \* 4th bedroom 'Sleep-out' \* Large Kitchen/Dining Room \* Lounge room \* Bathroom (\*Bathtub & Shower plus large storage cupboard) \* Laundry (\*concrete tubs) \* Electric hot water system \* 3 cars under house \* Downstairs room for workshop space, storage or socialising \* Green-house \* 8 m x 3.2 m x 2.5m Caravan/RV or Boat port \* 938 m<sup>2</sup> - Block \* Fenced 3 sides Walking distance to: \* Lamington Bridge Fishing Pontoon \* Golf Course & Club House \* Ululah Park (\*with fitness & walking tracks) \* 'Splash-side' water park \* Skate Park \* Lamington Hotel \* Bus Stop \* Zarraffa's Coffee \*\*Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. All interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.\*