

**22 Second Avenue, Maaroom, Qld 4650**

**CENTURY 21.**

**Residential Land For Sale**

Saturday, 2 December 2023

22 Second Avenue, Maaroom, Qld 4650

Area: 809 m2

Type: Residential Land



Julie Hodgson  
0475060794

## Offers Over \$299,000

This is your opportunity to discover serenity in the small, quiet fishing village of Maaroom. This inviting block located at 22 Second Avenue offers a generous area of 809m<sup>2</sup> and sits close to Maryborough. This property is an ideal investment for buyers looking for a seaside weekend retreat or an opportunity to build their dream home. The land boasts a studio unit equipped with solar power and although power isn't currently connected to the property, the potential here is vast - you can live off-grid or connect utilities as per your needs. Water supply is via water tanks already on site along with a bore offering an additional source of water if needed. A concrete pad is in place ready to add your own carport too - just another way this property caters towards creating convenience within its peaceful surroundings. This property is where you can enjoy being part of community life whilst also being close to town. Features to love: - Studio flat - fully lined - Full kitchen with stove, oven, storage and pantry - Open plan dining/lounge/bedroom - Separate shower and toilet - Air-conditioning unit - Security screens - Rainwater tanks - Septic system Call Julie Hodgson now for further information or a private inspection.