

**30 Burke Street, Maryborough, Vic 3465**



**House For Sale**

Thursday, 7 December 2023

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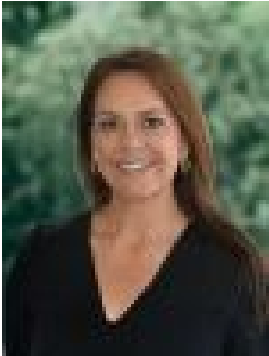
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 253 m2**

**Type: House**



Kate Ashton

**\$375,000**

Step into contemporary comfort with this charming 3-bedroom home located just a stone's throw away from Maryborough's vibrant CBD. This surprising gem boasts modern renovations throughout, seamlessly blending the allure of an older-style home with the convenience of modern living. The master bedroom has its own ensuite, providing a private retreat within the residence. The well-thought-out floor plan encompasses a stylish kitchen, inviting dining area, and a cozy lounge where natural light streams effortlessly from both the east and west. Experience year-round comfort with the reverse cycle split system, ensuring optimal heating and cooling regardless of the weather. The compact block translates to minimal weekend lawn maintenance, with the main yard area conveniently positioned at the front of the property. Situated on the corner of Burke Street, this home offers a comfortable living space and presents a sound investment opportunity. Single carport and private backyard. Currently occupied by excellent renters with a lease in place until May 2024 at \$330 per week, this property provides a lucrative option for savvy investors. Whether you're looking for an investment property or planning to make this delightful abode your home after the lease term, seize the opportunity to connect and inspect with Real Estate Kate, your trusted partner in Maryborough real estate. Contact Ballarat Real Estate to embark on owning this renovated delight.