

**32 Napier Street, Maryborough, Vic 3465**



**Sold House**

Thursday, 16 November 2023

32 Napier Street, Maryborough, Vic 3465

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 721 m2**

**Type: House**



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**\$200,000**

**\*PLEASE NOTE - NO WORKING TOILET OR BATHROOM AT THE PROPERTY\*** Explore the potential of this centrally located property, boasting a 721m<sup>2</sup> (approx.) allotment in a highly sort after position. Whilst once a charming heritage home, it now requires substantial renovation or potential demolition (STCA). The original front veranda with fretwork and four rooms to the front with timber floorboards and pressed metal ceilings remain, a re-build is needed at the rear of the home including the kitchen and bathroom. This 20.3 metre-wide (approx.) block offers an exciting project or a canvas for your forever home. Power is connected to the home and the water has been capped off from the house but is connected to the land. There is a double open garage which is concreted and a double carport for car storage. Keep in mind the heritage overlay, requiring a planning permit from council for a potential demolition. Are you looking for a project or a terrific location for your forever home? Don't delay.