

**34 Churchill Street, Maryborough, Qld 4650**

**CENTURY 21.**

**Sold House**

Saturday, 30 December 2023

34 Churchill Street, Maryborough, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2023 m2**

**Type: House**



Bronson Ross  
0409352800

**\$440,000**

Presenting a grand opportunity for developers, this expansive 2,023m<sup>2</sup> (approx.) block of land is conveniently located close to the heart of town with an existing 3 bedroom house strategically positioned off to one side. This offers ample access to the vast backyard! Property Features: 3 bedrooms - 1 sleepout 1 bathroom Dining area adjacent to kitchen Large central living area Ceiling fans throughout Front sunroom/study Large allotment of 2,023m<sup>2</sup> (approx.) Corner store within walking distance Minutes to the Maryborough CBD Currently tenanted until November 2024 - paying \$410 per week The property features unparalleled development potential (STCA) making it an ideal investment for any astute developer. To appreciate its full potential, viewing is essential. Please don't hesitate to contact Bronson Ross today!