

**38 Hillcrest Avenue, Granville, Qld 4650**

**CENTURY 21.**

**Sold House**

Tuesday, 26 September 2023

38 Hillcrest Avenue, Granville, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 813 m<sup>2</sup>**

**Type: House**

**\$329,000**

Embrace the opportunity to own this beautiful property at 38 Hillcrest Avenue, Granville. This three bedroom residence exudes potential for investors seeking a rewarding venture. The spacious living area provides ample room for relaxation and entertainment, while a dedicated office space offers the perfect setting for productivity or working from home. With two bathrooms that feature both bath and shower facilities as well as separate toilets. The outdoors is not left out in this attractive property package with a large two bay garage ensuring plenty of storage space as well, not only for your cars, but your garden tools as well. The home sits on a quiet street providing an atmosphere of tranquility despite being located in close proximity to essential amenities such as the local Primary School, convenience shops, butcher and takeaways. This lowest brick construction offers durability with minimal maintenance required – an investor's delight! Discover what this unique property has to offer – it is more than just a house, it is an investment opportunity that promises great returns. Features To Love: - Solid easy to maintain low-set brick home - Open kitchen and dining - Separate large living area - Large rumpus room/entertainment room (separate shower and toilet) - 3 spacious bedrooms - 2 with built-in's - Main bathroom with separate bath and shower - Office - great for working from home - Fans throughout - 2 bay shed with great storage space - Low maintenance yard with side and back fencing - Quiet street close to amenities - 15 minutes to the Great Sandy Straits - 5 minutes to Maryborough CBD - Currently tenanted till 29/6/25 Be quick, as low-set brick homes don't last long!!