

62 Edward Street, Maryborough, Qld 4650

CENTURY 21.

Sold House

Thursday, 13 June 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 911 m2

Type: House



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0488325120

\$375,000

This charming post-war cottage offers something for everyone and at this price point, you will need to act quickly! Sit back and enjoy a quiet moment in the privacy of your own courtyard set on this expansive block, knowing that the hard work has already been done. The property has been freshly painted inside and out, new air-conditioner in the living space and new flooring in the bedrooms as well as the kitchen/dining. Conveniently located in a flood-free, sought after area of town, you can squeeze more time out of your day as the kids can walk to school which is located at the end of the street, golfing is just a short three minute drive away and the necessities such as the town centre and hospital are just five minutes away. If you forgot the milk, that is no problem with a convenience store located within a short five minute walk, along with easy access to public transport. First home buyers will love the entry level price point for this low maintenance home which is sitting in a great location with the added opportunity to just move in and make it your own. Fenced on three sides, the large backyard is ready for those fun get-togethers and games of family cricket. For investors, the property offers great returns with a rental appraisal of \$400.00 - \$420.00 per week providing a yield of approximately 6% along with the opportunity to add a secondary dwelling (granny flat) on the large 911m² allotment (STCA). Rent out the secondary dwelling and have someone else pay off your mortgage or provide deluxe accommodation for visiting family, elderly parents or multi-generational living. Beyond this, a block this size offers the further option of removing the existing dwelling and building a new duplex pair (STCA) to capitalize on this great location. This is truly a property that will keep on giving well into the future given the perfect combination of price, location, current and future development potential. The perfect property for first home buyers, downsizers and those looking to get the most out of their hard-earned dollars with current and future development potential. Act quickly, this one will not last. Contact Grant Carpenter @ Century 21 Platinum Agents to arrange your inspection today.