

**7 Richmond Lane, Maryborough, Qld 4650**

**CENTURY 21.**

**House For Sale**

Friday, 3 May 2024

7 Richmond Lane, Maryborough, Qld 4650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 941 m2**

**Type: House**



Julie Hodgson  
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**\$349,000**

This charming two bedroom home is located in the heart of Maryborough and offers a comfortable and convenient living experience. The property has had the big jobs completed in recent years with a new roof and gutters and has been re-stumped for added peace of mind. The interior has two great sized bedrooms plus two sleepouts to utilise as you want! Outside, you will find a spacious two bay shed which is perfect for your outdoor storage needs or hobby projects. The location is ideal as it sits close to the Maryborough CBD and local schools making it prime real estate for families or investors alike. Speaking of investment, this property comes with an impressive yield currently tenanted at \$360 per week until August 2024 with a forward rental appraisal ranging between \$375 to \$395 per week. Whether you are looking to settle down or expand your investment portfolio, this gem in Maryborough should not be overlooked. To arrange your private inspection, contact Julie Hodgson @ Century 21 Platinum Agents, Maryborough. Jump in quick!