

71 Aberdeen Avenue, Maryborough, Qld 4650



Sold House

Thursday, 15 February 2024

71 Aberdeen Avenue, Maryborough, Qld 4650

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 690 m2

Type: House



Rick Hose

\$430,000

Inspect sooner rather than later, put in an offer, get your legal's sorted & move in. It's as simple as that!! Moving to Maryborough for work? Tired of renting? Got a growing family? Need to be near family? Downsizing without giving up too much room? There's lots of reasons why buying this home makes sense. Originally the liveable area totalled approximately 100m² of 3 bedroom, large living room, 1 bathroom, Sunroom & combined kitchen/dining room, however the current owner has cleverly converted a traditionally enclosed 1 bay garage/carport at the side of this home into a downstairs space with a myriad of uses. 4th bedroom, home office, media room or games room; it's 25m² of additional valuable space, which gives the new owner loads of options! High ceilings, reverse cycle air conditioning in the main bedroom and living room and sleek, modern ceiling fans also gives this home all star appeal, keeping the interior comfortable all year round. While this home is lowset, you only have a handful of steps before you enter the kitchen from the back of the property. The 2 toilets (*one downstairs and one upstairs) are another feature that makes loads of sense. The renovation that has taken place here is of high quality and professionally applied. From the huge concrete driveway, with 2 street access that stamps its dominance on the address, to the window & door locks, to the fully lockable backyard (*from garage entry point to the home); providing the occupier total control over their personal safety. Automatic roller doors (*controlled remotely), the termite barrier that can be easily maintained, to the loads of storage options; wherever you look & however you compare, this property is a stand-out. It's a great neighbourhood and it's a flood free location! Close to schools, the hospital, convenience stores, bus stops, Bruce highway accessible & only a short 4 minute drive to Maryboroughs CBD. Features List: * Corner block (*Matthies Street and Aberdeen Avenue)* New concrete driveway (* 2 street access)* This home has been given a huge facelift - new paint, new carpets, new electricals, newly renovated kitchen (*with space saver pantry cupboard) featuring polished hardwood floor, original carport conversion to an entertainment zone, or separate satellite living room/office with new floor coverings, on new concrete floor* Over 125 m² of liveable area* 3 bedroom (*built-in cupboards in 2 rooms)* Reverse cycle A/C in main bedroom & living room* Modern ceiling fans elsewhere* Large upstairs living room* 4th bedroom/entertainment zone/office in satellite space* Sunroom* Upstairs & downstairs toilet * Loads of storage spaces* Lockable windows & doors * Termite barrier system* External security lighting* 6m x 6m, 2 bay lockable garage (*with auto-roller doors & remotes)* 690 m² block, fenced, external pergola, garden shed concrete backyard, with very little lawn to mow Arrange an inspection and see for yourself, contact the marketing agent: Rick Hose - Fraser Coast Real Estate 0417 980 363 rick@frasercoast.net **Every effort has been made to verify the correct details of this marketing although, neither the agent, vendor nor illustrator takes any responsibility for any omission, wrongful inclusion, misdescription or typing error in this marketing material. Interested parties should make their enquiries to verify the information and satisfy any concerns they may have. All fixtures shown may not be included in the sale & questions must be directed to the agent.*