

**79 Maryborough Street, Walkervale, Qld 4670**

**House For Sale**

Wednesday, 13 March 2024



79 Maryborough Street, Walkervale, Qld 4670

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



**Brent ILLINGWORTH**  
0741514288



**Ethan McGOWAN**  
0418511436

## Offers Above \$349,000

Potential without the price tag is what you'll be pleasantly surprised to find here at 79 Maryborough Street in popular, high and dry Walkervale. A 200m walk to a convenience store, takeaway and Bundaberg's favourite Real Estate Agency (not bias, we swear!) - a quality area is just a taste of what's to come! The curbside appeal here is second to none for the price tag, a more modern take on a Queenslander translates to a high-set cottage. Underneath is a tonne of storage / workshop space, concrete floors, room for one or more cars, the laundry and an extra toilet. All of this is completely lockable / secure from the external with access from the rear yard (or the timber garage doors) only. Front and back stairs get you inside where the potential continues to impress - high ceilings, timber floors, ornate cornice all only a lick of paint away from their former glory. The front sunroom quickly transforms into two separate bedrooms, not huge but serviceable allowing for this one to be classed as a four bedder. The central lounge makes way for the master bedroom off to one side. Moving through to the rear you'll find the eat-in kitchen which has a once-over around fifteen years ago so presents as a tidy set and forget option today. A couple of steps down a private hall and you'll find the bathroom with shower / toilet, again, in modern condition and ready to go! Lastly, tucked away is the fourth bedroom private from the rest of the home. Back outside onto the rear stair well and down into the 809sqm fenced yard the theme continues - potential for sheds / pools, a big deck off the back, you name it! The yard does have an easement for sewer but it's tucked to one side so your imagination can run wild! With the tenants on the way out, this one will be sold vacant for ease of your transition in whether buying to live in, flip or rent back out! The only way to guarantee an early look-see is by contacting Bundaberg's favourite Real Estate Team, Brent Illingworth and Ethan McGowan. RENTAL APPRAISAL - Returns expected to be \$460+ per week. Ask Brent or Ethan how to go about getting placed in touch a member of the RealWay Property Management Team who are more than happy to discuss the rental options with you one-on-one in a personalised fashion.\*\*\*The information provided is to be used as an estimate only. All potential purchasers should make their own enquiries to satisfy themselves as to any due diligence required.\*\*\*