

**80 Boys Avenue, Maryborough, Qld 4650**

**CENTURY 21.**

**Sold House**

Wednesday, 6 March 2024

80 Boys Avenue, Maryborough, Qld 4650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Grant Carpenter  
0488325120

**\$496,000**

This immaculate residence, recently renovated from top to bottom, is designed with families in mind. Boasting four spacious bedrooms which are all equipped with built-ins, the home offers plenty of room for a growing family. The interior aesthetics are enhanced by polished floors and high 9'0" ceilings that lend a sense of grandeur and space. The front sunroom offers an inviting space to enjoy your morning coffee while basking in natural light. An additional two rooms under provide flexibility for use as a playroom, home office or guest quarters. Outdoors, this property does not disappoint either. A sturdy shed provides extra storage or could be transformed into a workshop for the DIY enthusiast in your family. Concrete stumps elevate the home, providing a generous storage space underneath. Side access on both sides of the property ensures ease of movement around the grounds while maintaining privacy from neighbours. This is indeed a rare find - an ideal blend of modern comfort and timeless charm which will make any family feel right at home immediately upon moving in! Features to love, - Four bedrooms - all with built-ins and ceiling fans - Modern renovated kitchen with ample storage space - New paint and polished floors throughout - Stylish renovated main bathroom with bath and standover shower (barn yard door) and separate toilet - 2 rooms downstairs (renovated) as well as a second shower and separate toilet - Separate laundry with modern timber bench tops - 809m<sup>2</sup> block with double sided access - Large colour bond single bay shed - Walking distance to the local Secondary School and short drive to local Primary School - Walking distance to Bell Hill Top Foodworks, Takeaway, Coffee shop and Bakery - Short drive to the Maryborough base hospital - Short five minute drive to the Maryborough CBD - Ready to move in - all the hard works done!! To avoid disappointment, please arrange your private inspection today with Grant Carpenter.