

**11 Margaret Avenue, Maryborough, Vic 3465**

**House For Sale**

Monday, 8 July 2024



11 Margaret Avenue, Maryborough, Vic 3465

**Bedrooms: 3**

**Bathrooms: 1**

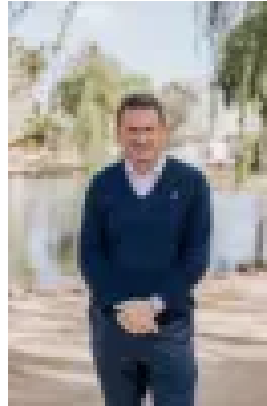
**Parkings: 1**

**Area: 583 m2**

**Type: House**



Brandon Solomano  
0354612222



Craig Bell  
0354612222

**\$425,000**

Welcome to 11 Margaret Avenue, a pristine gem nestled in Maryborough. This immaculate, two-year-old brick veneer residence, constructed by Classic Homes Co, offers an unparalleled blend of comfort and convenience, complete with a reassuring 5 years of warranty still in place. Designed with an emphasis on liveability, this delightful abode features three generously-sized bedrooms, each boasting ceiling fans and built-in robes for ultimate comfort and ease. The master bedroom is a sanctuary of its own, presenting a walk-through robe leading directly to a tastefully appointed bathroom that includes a bath, shower, and vanity, with convenient two-way access. Additionally, the separate toilet ensures privacy and functionality. The living spaces are an open plan marvel, with a seamless flow from the living area to the kitchen and dining zone. The kitchen, a modern culinary haven, is equipped with an electric oven, gas cooktop, and dishwasher, ideal for those who love to entertain or indulge in culinary pursuits. Comfort is paramount with evaporative cooling and ducted gas heating throughout, ensuring a pleasant atmosphere year-round. Outside, the property boasts a single vehicle garage, with additional gate access to the backyard, perfect for a vehicle, trailer, or caravan. Resting on a generous plot of 583 square metres, this residence is perfect for first home buyers, investors, downsizers, or retirees seeking a serene retreat. Embrace the opportunity to make 11 Margaret Avenue your own tranquil haven.