

# 17 Second Avenue, Maaroom, Qld 4650



## House For Sale

Thursday, 4 July 2024

17 Second Avenue, Maaroom, Qld 4650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 752 m2**

**Type: House**



Rachel Brescianini

0421189150

**\$595,000**

Sellers are committed elsewhere and are ready to move on! They are motivated to sell! Maaroom is the closest small coastal town to Maryborough making it so convenient for retired couples to enjoy the quiet town but also be close enough for shopping! This highset home is well suited for a couple either ready for retirement or just want to getaway and do what you enjoy! You are in a good location siding to the reserve, giving you one less neighbor. If you're a green thumb then this is the place for you, with well presented and established gardens. With a couple variety's of different fruit trees and some gorgeous coloured flowers! You have water views from your balcony and kitchen window, which the current owners enjoy sitting on the balcony and watching the sunrise. Property features:- 3 Bedrooms all with built ins, ceiling fans and carpet flooring- Bathroom with separate toilet, linen cupboard storage in bathroom- Modern style kitchen, gas cooktop with views to the water with slow closing cupboards and drawers- Open plan kitchen/dining/lounge area with air-conditioning- Storage cupboard at the end of the hall- Internal laundry- 2 x rain water tanks- Bore- Septic system- 5kw solar panels- 2 bay garage door heights measuring 2.9m- Downstairs, has kitchenette, bathroom, space for entertainment and room for guests if needed. Downstairs already has a kitchenette and bathroom, it is set up to easily be made into another accommodation/dual occupancy Land Size: 752m<sup>2</sup> Property reference: 102\*\* 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. All 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.\*\*