

**18 Aberdeen Avenue, Maryborough, Qld 4650**

**CENTURY 21.**

**House For Sale**

Saturday, 29 June 2024

18 Aberdeen Avenue, Maryborough, Qld 4650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 817 m2**

**Type: House**



Grant Carpenter  
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## Offers Over \$399,000

Discover the charm and excellent potential of this delightful cottage, perfectly situated in a quiet and highly sought-after area. This property offers a rare blend of character and convenience, making it an ideal opportunity for renovators, first home buyers or savvy investors looking to add value. Situated on a generous 817m<sup>2</sup> block, this charming home features three spacious bedrooms and a bathroom which includes a separate bath and shower. The updated kitchen ensures functionality while preserving the home's classic appeal. Location is key, and this home truly delivers. Enjoy the convenience of being within walking distance of essential amenities including the Maryborough Base Hospital, local Primary and Secondary Schools, a butcher shop and a handy convenience store. This positions the property perfectly for families seeking a blend of tranquility and accessibility. Whether you are looking to renovate to create your dream home, or seeking an investment in a prime location, this Maryborough gem is a must-see! Features to love:

- Charming three bedroom lowset cottage situated on an 817m<sup>2</sup> block
- Air-conditioned living area plus fans throughout
- Built-in robes and linen cupboard
- Main bathroom with separate bath and shower
- Well-appointed kitchen with hardwood floors
- New carpet throughout the bedrooms and living space
- Front porch plus a spacious rear entertainment area
- Separate toilet
- Separate laundry
- Large shed suitable for two cars
- Single garage
- Garden shed
- Timber cubby house which is great for the kids!!
- Great neighborhood in a quiet area
- Short walk to the Maryborough Base hospital, Primary and Secondary School
- Short walk to the local butcher and Spar convenience store

Don't miss the chance to secure a great property with so much potential in a location that has it all. To avoid disappointment, please contact Grant Carpenter today to arrange your private inspection!!