

# 22 Burns Street, Maryborough, Vic 3465

## House For Sale

Thursday, 11 July 2024

22 Burns Street, Maryborough, Vic 3465

Bedrooms: 3

Bathrooms: 1

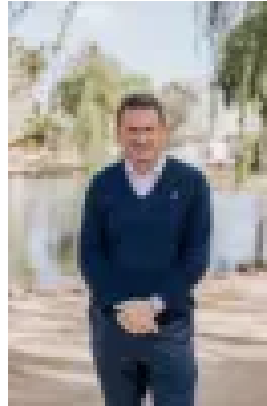
Parkings: 1

Area: 1019 m<sup>2</sup>

Type: House



Brandon Solomano  
0354612222



Craig Bell  
0354612222

**\$440,000 - \$465,000**

Welcome to a charming residence nestled in the heart of Maryborough. Boasting three generously sized bedrooms, this splendid house presents an exceptional opportunity for first home buyers, growing families, and savvy investors alike. The home is located in a convenient and quiet location, St Augustine's Primary School is across the road, Highview College is around the corner, Maryborough CBD and Train Station are a short approx. 700m walk. As you step inside, you'll be greeted by beautiful timber floors that usher in a warmth and character throughout the home. The inviting lounge, equipped with a split system, ensures year-round comfort, while the dining room becomes a cosy retreat with its gas heater and ceiling fan. Catering to practical living, the bathroom is well-appointed with a shower, toilet, and vanity. The kitchen serves as the heart of the home, featuring a gas oven and cooktop, a dishwasher, and a nostalgic old wood fire stove for that touch of rustic charm. Outside, the vast 1019 square metre land size provides ample space for outdoor activities and gardening endeavours. Additional highlights include a large bungalow with a ceiling fan—perfect for a home office or hobby room—and a single vehicle lock-up garage. With laundry facilities and an adjacent separate toilet for convenience, 22 Burns Street promises a comfortable lifestyle in a welcoming community. Don't miss out on the chance to make this delightful property your very own! Property is currently rented to a long term tenant for \$340 per week on a month-to-month agreement.