



## EXCELLENT LITTLE INVESTMENT OPPORTUNITY!

This a great little investment opportunity to add to your portfolio and conveniently located to all amenities so a definite to inspect!

This property features:

3 Bedrooms (the main is air-conditioned)

Study & sunroom

Ceiling fans throughout

Within walking distance to Maryborough High & Primary Schools, Station Square, Restaurants and shops & the park

Fenced great under house secure storage

Current rented at \$295pw until February 2022 this property provides a solid gross ROI of circa 6%.

Please phone Justen Tillman on 0412262325 to arrange a private inspection.

3 1 683 m2

Price SOLD for \$233,800

Property Type Residential

Property ID 4861

Land Area 683 m2

Floor Area 124 m2

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough,  
QLD, 4650 Australia  
0741222233



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*