

Sold



71 Churchill St, Maryborough



## RENT, RENOVATE OR RESIDE, THE CHOICE IS YOURS

Located in a high and dry position, this humble home comes with the potential to rent, renovate or reside.

Private, surrounded by lovely established greenery and nestled among friendly neighbours, this property truly offers its new owners location, location location!

Within close proximity to schools, shops, the Maryborough CBD and the Maryborough Hospital, train station, and the Mary River and a bus stop directly across the road, this property offers the astute investor the perfect opportunity.

This beautiful little turn of the century workers cottage nestled high and dry in the historic Churchill st precinct waits to be brought back to its former glory.

Owner had plans for a 2 bedroom granny flat linked with a breeze way between the two in the northerly facing back yard but university beckons creating a change in circumstances.

Standout Features include:

- No flood zone
- Room at rear of property for extension, granny flat or large shed
- Fully Fenced
- Private Patio Area

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**Price** SOLD for \$265,000

**Property Type** Residential

**Property ID** 5424

**Land Area** 622 m2

### AGENT DETAILS

Shane Laraghy - 0434 342 232

### OFFICE DETAILS

Hervey Bay and Burrum Heads  
1/3 Ivor Drive Burrum Heads, QLD,  
4659 Australia  
0434 342 232



- Side Lane access
- Walking distance to CBD
- Central Location
- Great tenant in place paying \$305 per week- lease expires March 2023

Maryborough, also known as the "Heritage City", has so much to offer; You can visit the Botanical Gardens, every Thursday the popular Maryborough Markets offers a large number of stalls offering everything from food, crafts, jewellery, handmade goods, homemade cooking, clothing, and books, you can check out the Mary Poppins festival, take a tour of one of Maryborough's Museums; the Brennan & Geraghty's Store Museum, the Maryborough Military & Colonial Museum, Whistle Stop Museum or the Bond Museum, take a walking tour around the city or why not take a train ride on the Mary Ann throughout Maryborough's Queens Park alongside the Mary River. Mary Ann is a re-creation of Queensland's first locomotive that was established 132 years ago. There are also over 40 parks and sporting grounds located within Maryborough and the surrounding area offering the perfect place to kick a footy around or enjoy a Sunday BBQ with family and friends.

Growth in Maryborough is expected to continue with construction of the Hyne Timber Glue Laminated Timber Plant and the Maryborough Forging & Manufacturing Facility.

In such a sought after location this property will not last long. Call Shane today on 0434 342 232 to arrange your private inspection and don't let opportunity slip through your fingers.

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