

Sold



44 Amity St, Maryborough



## NEAT & TIDY THREE BEDROOM HOME

Homes of this quality and in this price range don't come often, the solid structured home sits on concrete and steel stumps, atop of a large fully fenced 1012m2 block.

Upon entry to the home is the airy and light sunroom with original casement windows. The home features 2 large bedrooms, with additional sleep out that could be utilised as a third bedroom.

Location is key, 44 Amity is central to everything, within walking distance to local primary and high schools, hospital and local take away shops, and only a short 5 minute drive into the CBD.

Other features of this home include

- Polished timber floors
- Large kitchen
- Concrete flooring under house
- 2nd toilet down stairs

Tenants in place until May 2023 with a great rental return of \$370 per week.

Whether your looking for your next investment property or a solid home to improve, this one is a must see.

Check out the 3D virtual tour by clicking on the 'play' button and then call Justen Tillman from Blue Moon Property on 0412 262325 to arrange a

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**Price** SOLD for \$327,500

**Property Type** Residential

**Property ID** 5664

**Land Area** 1,012 m<sup>2</sup>

**Floor Area** 110 m<sup>2</sup>

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough,  
QLD, 4650 Australia  
0741222233



private inspection as this property.

*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.*