

That's an error.

That's all we know.



















Unit 3, 31 Garden St, Maryborough



## A NEAT & SPACIOUS UNIT FOR THE BUDGET CONSCIOUS!

Are you looking for a neat & spacious unit with lower outgoings to live in? Or maybe you're looking for a property to start off your investment property journey or add to your existing portfolio?

Whatever your needs there is plenty of upside with this lowset two bedroom unit in a block of only 4!

Conveniently located close to Maryborough Hospital, Maryborough West State School and a short drive to the CBD.

Features of this property include;

- Two good sized bedrooms, with built in wardrobes
- Ceiling fans throughout
- Security screens
- Bathroom and separate toilet
- Single covered carport
- Electric cooking and hot water

Currently tenanted until September 2023 with a \$250 per week rental return & located in a sought after flood-free part of town this property is sure to be popular!

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 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.*

2 1 1 78 m2

**Price** SOLD for \$222,500  
**Property Type** Residential  
**Property ID** 5680  
**Land Area** 78 m2  
**Floor Area** 65 m2

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough, QLD,  
4650 Australia  
0741222233

