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Welcome

Thank you for your interest in **35 Maryborough Street, BUNDABERG CENTRAL.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



**35 Maryborough Street,
BUNDABERG CENTRAL**

**HIGHSET QUEENSLANDER IN GREAT
CENTRAL LOCATION**

3  1  1  **\$369,000**

This Classic Queenslander has been recently renovated and painted. With all the work having been done this home is ready for you to just move into and enjoy all that this property offers.

The current owners were setting it up for their retirement but unfortunately work is calling them north the only thing that needs doing is putting in floorcoverings which will be done after they move out at the end of this month.

Also, they have plans drawn up for an extension to the south giving a carport area underneath which of course hasn't been done but they happy to supply plans

Being set on a level and rear fully fenced 665m² allotment in a brilliant central location. Lovely, landscaped gardens, entertainment area at the rear.

The home features 3 good size bedrooms all with built-ins and split system air-conditioner plus ceiling fans. Modern kitchen with gas hotplate, electric oven, dishwasher, and plenty of benchtops plus electric HWS

5.5Kva Solar panels back to the grid and lockup verandah on the front and it is surprising how little noise you hear from inside the house.

Separate lounge also boasts a large split system air-conditioner, modern well-appointed kitchen with adjoining dining area and a new fully tiled bathroom completes the upstairs living area.

Downstairs has a fully concrete floor and offers secure vehicle parking, and also plenty of

secure storage area, TV point for downstairs entertainment. There is also an extra toilet located under the house with easy access from the backyard.

Yes, the block of land flooded in 2013 but the upstairs didn't, the people that lived there during the floods stayed in the house the whole time. This home truly presents in excellent condition and is sure to please any from a potential owner occupier to an investor.

Location

