



## 45 Burke Street Maryborough VIC

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PROJECT needs finishing - The owner had great plans, and now, you have the opportunity to add your own ideas. AND YES THE FLOORING IS HERE TO PUT BACK IN THE LOUNGE !

Located in the heart of Maryborough, within a minute's walk to schools, shopping, and all Maryborough has to offer, this 3-bedroom cottage is awaiting a new owner. If the convenience of location is a priority, this is the one.

With a great layout, street appeal, and the potential for you to take over now and start your renovation. There is no floor in the lounge! So you can see just what needs to be done subfloor.

Side access to a large garage for off-street parking, yard

**Price** : \$ 300,000

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/7033492>



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