



## 52 Derby Road Maryborough VIC

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Included in this terrific package is character, charm, great outdoor entertaining and a near new four car garage. Located on a generous block of 981m<sup>2</sup> (approx.) this home features three bedrooms all with BIRs, the master and second bedroom very generous in size. Modern family bathroom with shower over bath, vanity and toilet and there is the convenience of a second powder room with toilet and vanity. Open plan kitchen, living and dining area including a split system and gas heater. The u-shaped kitchen boasts a dishwasher, gas cooktop and electric oven in a fresh white colour scheme. From the dining area sliding glass doors lead to a massive elevated decked undercover area perfect for entertaining all year. At the back of the property is a fabulous near new concreted four car lock-up garage with workshop area. There is the convenience of rear laneway access ...

**Price** : \$ 350,000  
**Land Size** : 930 sqm  
**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/7043200>



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