



### 42 Derby Road Maryborough VIC

2  1  1 

Tucked behind luscious green gardens with great privacy is this lovely two bedroom weatherboard home ready and waiting for its new owner. Situated on a generous allotment of 966m<sup>2</sup> (approx.) the property has front access and also has possibilities of rear laneway access, perfect to add an extra shed (STCA.) for a caravan, boat or cars. Lovely living room featuring a split system for heating/cooling and a corner window with private outlook onto the front garden to watch the birdlife. Open plan kitchen and small dining area. The kitchen offers electric cooking and a large buffet that will remain with the purchase. Two spacious bedrooms with enough room for king beds, the master bedroom is beautifully light-filled. The neat bathroom is central to the bedrooms with a shower, bath, vanity and IXL. The beautiful rear sunroom offers a terrific space to lounge and re ...

**Price** : \$ 305,000  
**Land Size** : 966 sqm  
**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/7262570>



**Alisa Johnson**  
 03 5460 5100  
 0409 935 766

