

Maryborough



### 76 Derby Road Maryborough VIC

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This neat brick veneer home is the perfect starter or investment opportunity. With some cosmetic updates like wallpaper removal and a coat of paint, this property has the potential to shine. Upon entering, you will be greeted by the generous open plan living, kitchen, and dining area complete with air-conditioning. The kitchen features gas cooking and a convenient breakfast bar. The home includes three generous bedrooms, two with built-in robes, and a neat family bathroom with a shower, separate bath, vanity, and a separate toilet off the laundry space. Additional features include a powered and concreted double garage, a double carport, and a large allotment with a separate fenced block at the rear of the property ideal for extra shedding or development (STCA.) Within close proximity to the Goldfields Reservoir for walks and a short drive into Maryborough's ...

**Price** : \$ 340,000

**Land Size** : 1766 sqm

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8023135>



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



**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

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