



## 68 Mariners Reef Road Maryborough VIC

3 1 1

This three-bedroom home is ideally suited for a first home buyer at an entry-level price or a renovator looking to flip. This cottage improves as you work back through the house, with the front of the property requiring more improvements than the back. Two bedrooms at the front of the home and the hallway require TLC, while the open plan kitchen, living and dining area, third bedroom, bathroom, and laundry are all on a slab floor.

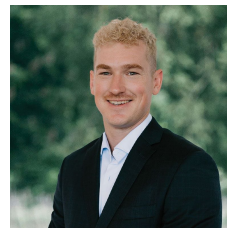
The open plan living, kitchen, and dining room, offers a split system and gas heater. The kitchen boasts plenty of cupboard space, a gas oven and cooktop. The bathroom offers a shower, vanity, and separate toilet.

Outside is a back veranda to relax under and a raised backyard for the children to play. A single garage with rear

**Price** : \$209,000  
**Land Size** : 726 sqm  
**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8052683>



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



**Monte Reeves**  
 03 5460 5100  
 0447 652 110