



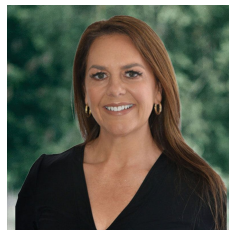
**4174 Pyrenees Hwy Flagstaff VIC**

3 1 3

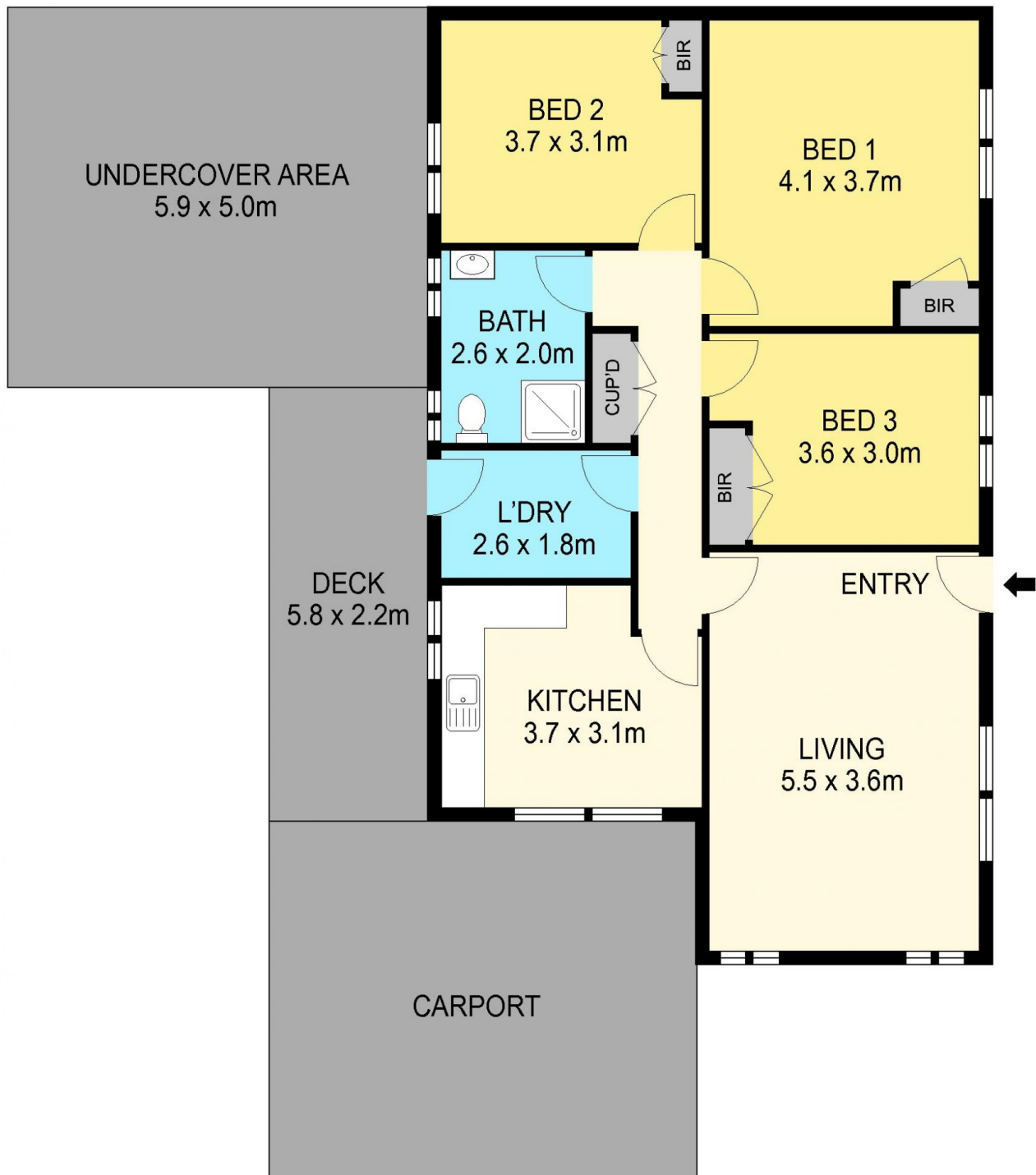
Nestled conveniently between Maryborough and Carisbrook, this property offers a fantastic opportunity on approximately 1,800 m<sup>2</sup> of low-density residential land. Ideal for first-time buyers or investors, this home features three bedrooms with built-in storage and a renovated bathroom, and the kitchen could have your own style makeover. The property has gas heating and evaporative cooling for comfort in all seasons. While the property is move-in ready, further updates to the floor coverings and interior paint may be preferred, depending on your needs.

Step outside to enjoy the spacious alfresco entertaining area with a covered veranda at the rear. The property also includes a garage, carport, and garden sheds, with bushland at the back. This home is ready for immediate occupancy.

**Price** : \$ 315,000  
**Land Size** : 1800 sqm  
**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/flagstaff/residential/house/8102119>



**Kate Ashton**  
**03 5460 5100**  
**0418 521 346**



#### 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.

Maryborough

