

Maryborough



### 546 Timor Road Bowenvale VIC

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Escape to the countryside with this charming two-bedroom home located in the peaceful hamlet of Bowenvale, a small country town around a 5-minute drive from the vibrant Township of Maryborough. Set on a generous allotment, this property is perfect for those seeking an affordable first home, weekend getaway or investment property.

Step inside to discover a spacious, light-filled living area complete with evaporative cooling, wood heating, and a ceiling fan for year-round comfort. The adjoining country-style kitchen features electric cooking. Two generous bedrooms, with the master bedroom boasting a ceiling fan for added comfort. The bathroom offers a shower-over-bath, vanity, and IXL heating.

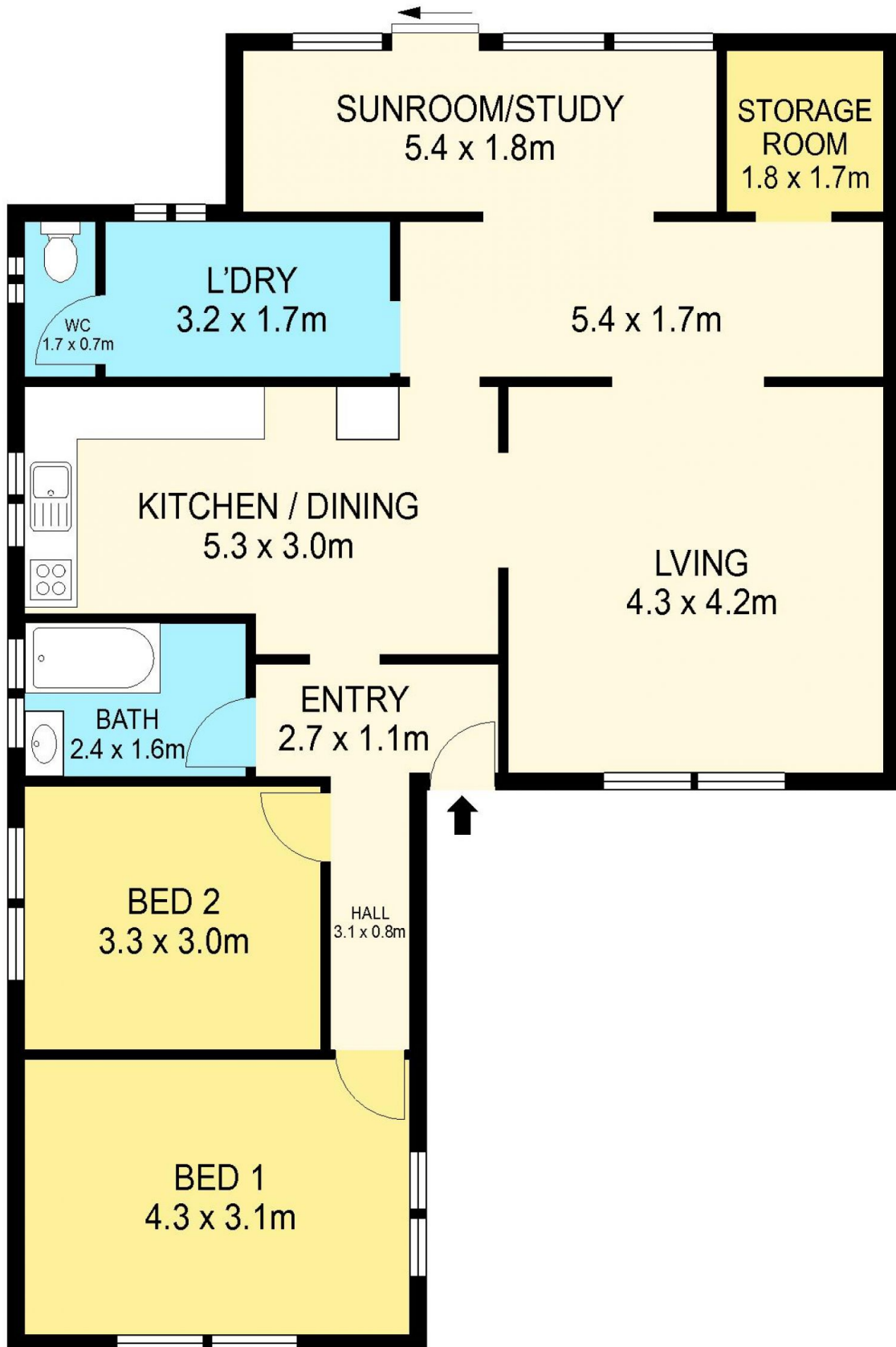
An enclosed sunroom at the rear of the home provides the perfect space for a home office or relaxation nook. Outside,

**Price** : \$295,000

**View** : <https://www.maryboroughballaratrealestate.com.au/sale/vic/ballarat-western-district/bowenvale/residential/house/8144893>



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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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