



### 60 Golden Wattle Drive Maryborough VIC

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This property is set on 975m<sup>2</sup> (APPROX.) Presents an incredible opportunity for those eager to renovate and customize their dream home. Featuring two spacious bedrooms at the front of the house, along with a study, the layout is ideal for a variety of uses. The open-plan kitchen, dining, and lounge area includes high ceilings, down lights, and a cozy log wood fireplace, creating a warm and inviting atmosphere.

The bathroom, currently fitted with a shower over the bath, is in need of renovation, offering a blank canvas for modern updates. Off to the side of the home is a versatile room with a log wood fireplace. This space holds great potential, whether transformed into a home office, theatre room, or converted into a luxurious master suite with an en-suite and walk-in robe.

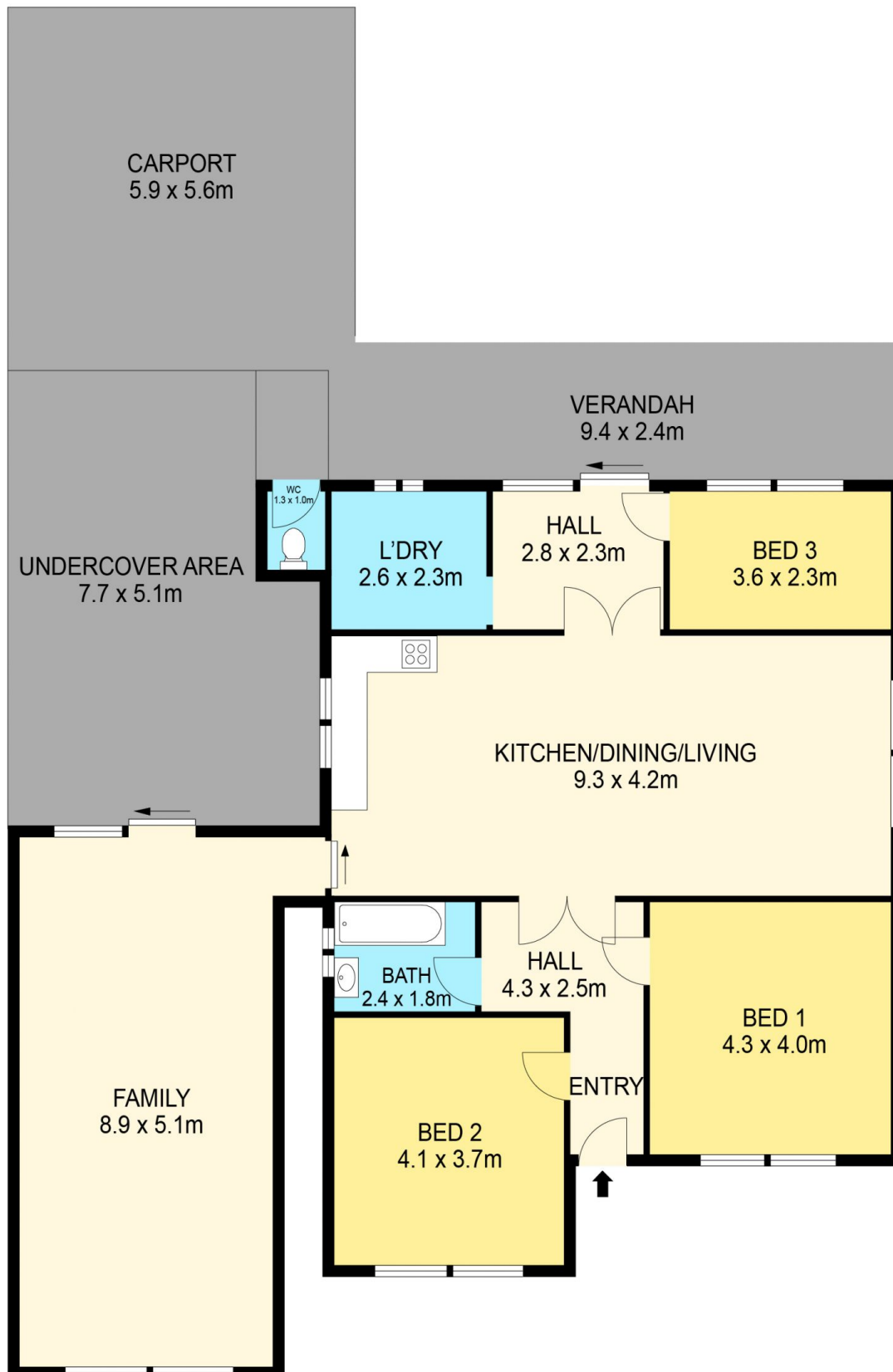
**Price** : \$275,000 - \$299,000

**Land Size** : 975 sqm

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8149544>



**Sandi Grogan**  
03 5460 5100  
0431 455 969



**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

