



For Sale



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853.0m<sup>2</sup>

## Dual living in the heart of town

Perfectly positioned in the heart of town, this character-filled property offers unparalleled space, charm, and flexibility. Boasting timeless period features like stained-glass windows, a welcoming front porch, and classic wood floors, this home is a rare find with endless options for large families, multi-generational living, or savvy investors.

The Main Residence: Charm & Flexible Living

- **Adaptable Floorplan:** Configure the layout to suit your lifestyle—choose either 4 bedrooms and 1 living area or 3 bedrooms and 2 living zones.
- **Comfort All Year Round:** Equipped with both ducted heating and a split system air conditioner.
- **Central Bathroom:** Features a vanity and a functional

### PRICE

\$530,000 – \$550,000

### ADDRESS

45 Kars Street, Maryborough, VIC 3465

### AGENTS

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### Maryborough

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