



### 34 Spring Street Maryborough VIC

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This elevated three-bedroom home, perfectly positioned on a corner block, presents a fantastic opportunity for first home buyers or savvy investors. The home features three fully carpeted bedrooms, ensuring comfort and warmth, while the remainder of the living areas has modern laminate flooring, ideal for low-maintenance living.

The secure fully fenced backyard is ideal for outdoor entertaining, offering a great space for family gatherings or relaxation. Inside, the bathroom is equipped with a vanity and a bath and shower combo, providing all the essentials.

For year-round comfort, the living room is fitted with a split system heating and cooling unit, ensuring ideal temperature in every season.

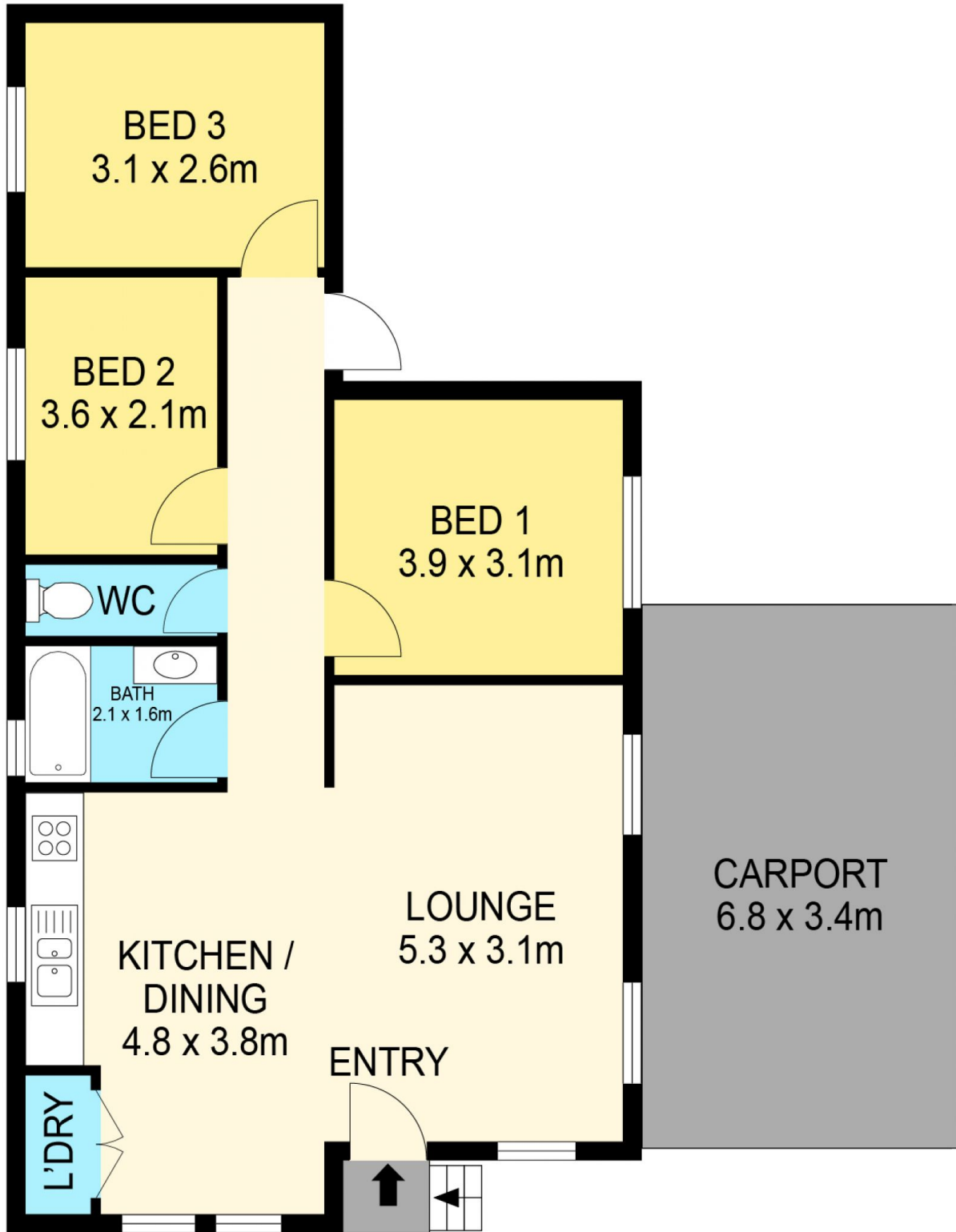
**Price** : \$245,000 - \$269,500

**Land Size** : 383 sqm

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8127453>



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