

Maryborough



### 7 Grace Street Maryborough VIC

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Positioned just moments from the heart of Maryborough, 7 Grace Street presents an outstanding opportunity for investors or future owner-occupiers seeking convenience, comfort, and immediate return.

Currently leased to long-term renters who would love to stay, this well-maintained property offers a secure investment with a current rental return of \$415 per week, with the lease in place until August.

Set in one of Maryborough's most popular and tightly held pockets, this home delivers exceptional walkability-just a short stroll to four major supermarkets, shopping, cafés, and essential town services.

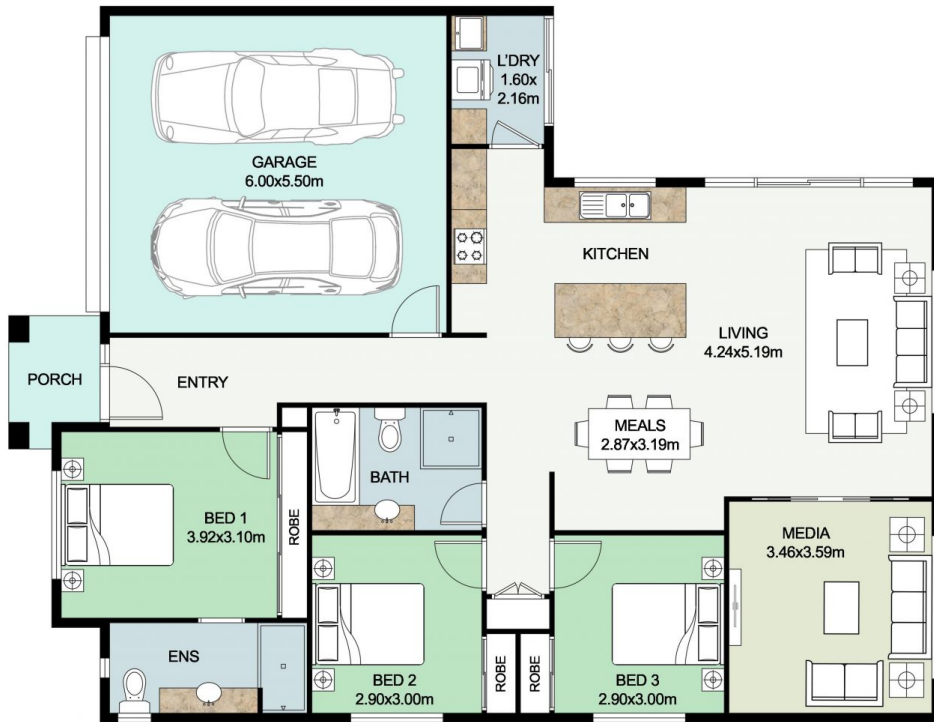
Property Features:

**Price** : \$449,000 - \$459,000

**View** : <https://www.maryboroughballaratrealstate.com.au/sale/vic/ballarat-western-district/maryborough/residential/house/8701015>



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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