



185 Martin Avenue, Mareeba

## Contract Fallen - Price Adjusted!




Situated on the Atherton side of Mareeba, just minutes from town, this 4.79 acre property offers space, privacy, and outstanding potential. Rarely does land of this size come to market so close to town, making this a smart lifestyle and investment opportunity.

Approximately 3 acres of the property is cleared and fenced, with flat, usable land ideal for horses, livestock, hobby farming or small-scale crops. A large dam holding water for most of the year, combined with a 6 megalitre channel water allocation, provides excellent long-term water security.

Whether you're seeking a lifestyle block, family acreage, rural investment, or a property to improve over time, this property represents outstanding value in a tightly held location.

### House Features

- + Solid block home with 4 bedrooms plus office
- + Bathroom with Roman bath and separate toilet
- + Spacious, separate lounge room
- + Substantially sized rumpus/games room with flexibility to adapt or extend
- + Large cemented outdoor entertaining area suitable for family living and gatherings

4  1  2 

### FOR SALE

Please Call

### AGENTS

Megan Dale  
0489 248 842  
megan@ljhookerpropertyplus.com

### AGENCY

LJ Hooker Atherton  
(07) 4091 3144

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

### Infrastructure and Improvements

- + Powered shed with concrete floor and double roller doors (fully lockable)
- + 2 garden sheds
- + Chicken pen and bird aviary
- + Tractor/horse shelter
- + Approximately 3 acres cleared, fenced and usable
- + Sizeable dam holding water for most of the year
- + Shelter suitable for horses, ponies or cattle
- + 6 megalitre channel water allocation included in the sale
- + Water gravity-fed from channel to house tank, then pressure pumped into the home
- + Yard water can be gravity-fed directly from the channel or pumped from the house tank

### Why This Property Stands Out

- + Rare acreage this close to town
- + Strong lifestyle and investment appeal
- + Excellent water security
- + Livestock or small-scale farming ready
- + Possible future subdivision potential (STCA)
- + Genuine opportunity to add value and tailor the property to suit your needs

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

### MORE DETAILS

Property ID	SG1F1S
Property Type	AcreageSemi-rural
House Size	164 m2
Land Area	4.79 acre

### Megan Dale 0489 248 842

Property Sales Consultant | [megan@ljhookerpropertyplus.com](mailto:megan@ljhookerpropertyplus.com)

### LJ Hooker Atherton (07) 4091 3144

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**TOTAL: 164 m<sup>2</sup>**  
 1st floor: 164 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 47 m<sup>2</sup>, CARPORT: 64 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

