



73 Emerald Heights Road, Mareeba

Space, Serenity & Stunning Surrounds

Enjoy peaceful rural living with sweeping Tablelands and mountain views, just minutes from town on the Cairns side of Mareeba. This well-positioned concrete block home offers privacy, space and comfort without the isolation.

Designed to stay cool year-round, the home features concrete block internal walls, tiled floors throughout and a light-filled open-plan living, dining and kitchen area with easy access to both the front and rear patios-perfect for relaxed entertaining.

The home includes four well-sized bedrooms with built-in wardrobes, a spacious bathroom, separate toilet and a large laundry with linen storage. Step outside to the tranquil front patio or unwind by the swimming pool, complete with its own undercover sitting area.

Set on five acres of fully cleared land with a fully fenced house yard, the property offers endless lifestyle options. Close by to the home is a powered five-bay shed providing excellent storage, featuring four roller doors and an extra-large lean-to at the rear. Three of the four rainwater tanks are conveniently located beside the shed.

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FOR SALE
Offers Over \$900,000

VIEW
By Appointment

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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**

With solar power, split-system air conditioning, bore water and scenic views, this is a versatile lifestyle property offering space, practicality and convenience in a sought-after location.

Property Features:

- Four bedrooms, all with built-in wardrobes
- One spacious bathroom with separate toilet
- Solid concrete block home with tiled floors throughout
- Open plan living, dining and kitchen with front and rear patio access
- Peaceful front and rear outdoor entertaining areas
- Swimming pool with undercover sitting area
- Large laundry with linen storage
- 3kW solar power system and new split-system air conditioning
- Five acres of fully cleared land split into currently one-horse paddock and smaller livestock/dog runs
- Fully fenced house yard with inground irrigation
- Powered five-bay shed with four roller doors and extra-large lean-to
- Four rainwater tanks and bore water- ample bore water to irrigate the house and fruit trees year round.
- Scenic mountain and Tablelands views
- Convenient location just minutes to town on the Cairns side of Mareeba

Your lifestyle change starts here.
Get in touch with Nikki Cunningham | 0403 467 816 today.

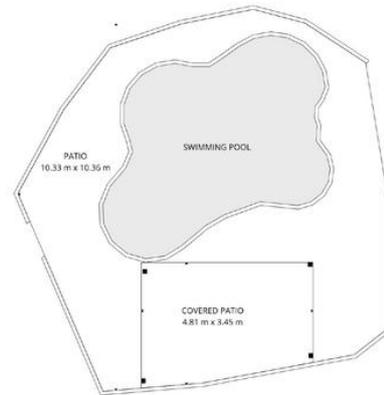
MORE DETAILS

Property ID	SGBF1S
Property Type	AcreageSemi-rural
Land Area	2 hectare
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Water Tank

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TOTAL: 125 m2

1st floor: 0 m2, 2nd floor: 125 m2

EXCLUDED AREAS: GARAGE: 105 m2, CARPORT: 160 m2, PATIO: 195 m2,
PORCH: 20 m2, COVERED PATIO: 40 m2, WALLS: 15 m2

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

