






11 - 13 Langton Avenue, Mareeba

## OFFERS ACCEPTED UNTIL 18/01/2026

Move straight into a furnished and flawless home on 1,774m<sup>2</sup>! This is an extremely rare, once-in-a-lifetime opportunity to secure a modern, beautifully presented home set on a larger allotment than most in the neighbourhood, with two parcels of land combined. Offering space, privacy and comfort at an exceptional price, the home is immaculately maintained and completely move-in ready. As an added bonus, everything in the home and across the property is included in the sale, allowing you to effortlessly step straight into a comfortable and relaxed lifestyle.

### Property Features:

- + 3 generously sized bedrooms with built-in wardrobes.
- + Modern bathroom with automatic roller shutter on the window and separate toilet.
- + Open-plan living and dining with excellent natural light and cool breezes.
- + Functional entertainer's kitchen with breakfast bar and direct access to the deck.
- + Outstanding double door fridge, cooktop, oven, rangehood and dishwasher all included.
- + Extra space adjoining the bedrooms is ideal as a second living area

3  1  2 

### FOR SALE

Offers Over \$499,000

### 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.



or home office.

- + Tiled living and wet areas, with modern carpeted bedrooms.
- + Air conditioning and ceiling fans throughout the entire home.
- + Security screens plus automatic roller shutters on some of the doors and windows.
- + Internal laundry and large linen cupboard.

Outdoor Highlights:

- + 1,774m<sup>2</sup>, no rear neighbours, backing directly onto a nature reserve and the Barron River.
- + Large painted timber deck with ceiling fans and a roller blind for added shade and privacy.
- + Oversized tiled carport with additional separate parking space.
- + Paved driveway and paved parking area.
- + Peaceful, private setting with established gardens, mature trees plus a mango tree.
- + Garden shed with mower included.
- + Quiet and private environment.

Additional Information:

- + Only a 2-minute drive to Coles, Mareeba town centre, schools and daycare.
- + Rental appraisal approximately \$580 per week.
- + Has never been flooded and connected to all town services.
- + Rates equivalent to a single block - approx. \$2,100 per 6 months before concessions.
- + Please ask the agent for further details regarding easements.
- + Mareeba enjoys a warm tropical climate with sunny, dry winters and hot summers - ideal for outdoor living and a relaxed lifestyle.

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

Respectful. Honest. Professional.

## MORE DETAILS

Property ID	SDTF1S
Property Type	House
Land Area	1774 m <sup>2</sup>
Including	Air Conditioning Toilets (1) Deck Dishwasher Outdoor Entertaining Built-in-Robes Liveability

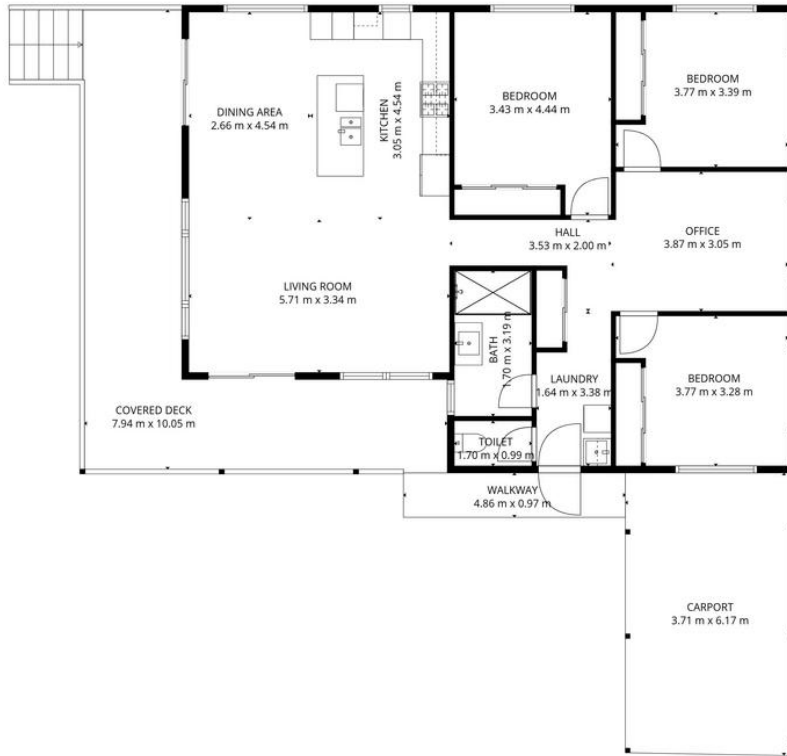
**Megan Dale 0489 248 842**

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

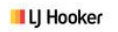
**LJ Hooker Atherton (07) 4091 3144**

10 Main Street, ATHERTON QLD 4883  
[atherton.ljhooker.com.au](http://atherton.ljhooker.com.au) | [atherton@ljhatherton.com](mailto:atherton@ljhatherton.com)





**TOTAL: 118 m<sup>2</sup>**  
 1st floor: 118 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 23 m<sup>2</sup>, COVERED DECK: 33 m<sup>2</sup>, WALKWAY: 5 m<sup>2</sup>,  
 WALLS: 7 m<sup>2</sup>



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