



12 Hastie Street, Mareeba

## Spacious Family Home in Convenient Location with Strong Rental Return

Positioned within easy walking distance of schools and the Mareeba town centre, this solidly built four-bedroom home offers space, practicality and excellent investment appeal. Featuring generous living areas, a spacious undercover entertaining area and a large powered shed, the property is designed for comfortable everyday living while providing a strong rental return. Currently rented through LJ Hooker Property Plus, this is an excellent opportunity for investors looking to secure a quality property in a convenient and well-established location.

### Property Features:

- + Four generously sized bedrooms
- + Two well-appointed bathrooms
- + Solid concrete block construction with granosite rendered walls
- + Spacious open-plan kitchen and dining area
- + Separate living room offering additional flexibility
- + Modern kitchen with dishwasher, ample bench space and excellent storage
- + Main bedroom with walk-in wardrobe and private ensuite

4 2 2

### FOR SALE

Offers Over \$799,000

### VIEW

By Appointment

### AGENTS

Megan Dale

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### 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.



- + Ensuite featuring shower, vanity and toilet
- + Bedrooms two, three and four with built-in wardrobes
- + Main bathroom with shower, bath and vanity, plus separate toilet
- + Fully tiled throughout for low-maintenance living
- + Ceiling fans and security screens throughout
- + Spacious undercover outdoor entertaining area
- + Large powered shed (approximately 7m x 3.3m) with concrete floor and roller door access
- + Low-maintenance backyard with established gardens.

#### Other Highlights:

- + Walking distance to schools and the Mareeba town centre
- + Connected to all town services, including water, sewerage and electricity
- + Zoned Medium Density Freehold Residential
- + Not affected by flood hazard mapping or bushfire zoning
- + Rates approximately \$2,300 per half year
- + Currently rented with us (LJ Hooker Property Plus) at \$700 per week
- + Ideal for investors seeking a quality property in a convenient location.

Disclaimer: All information has been provided in good faith and is believed to be correct; however, no representation or warranty is given as to its accuracy or completeness. Interested parties should make their own enquiries and rely on their own independent investigations before making any decisions. Photographs, floor plans, measurements and descriptions are indicative only and may be subject to change. Some images may have been digitally enhanced, virtually staged or edited using artificial intelligence (AI) for marketing purposes and may not accurately represent the property's current condition or inclusions.

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

Respectful. Honest. Professional.

#### MORE DETAILS

|               |                                       |
|---------------|---------------------------------------|
| Property ID   | T1SF1S                                |
| Property Type | House                                 |
| Land Area     | 792 m2                                |
| Including     | Outdoor Entertaining<br>Remote Garage |

**Megan Dale 0489 248 842**

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

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