

18 Damien Street, Mareeba

FULLY FURNISHED WITH AN EXCEPTIONAL \$800-PER-WEEK RETURN - A QUALITY HOME TO ENJOY IN THE FUTURE!

18 DAMIEN ST, MAREEBA * CURRENTLY TENANTED AT \$800 PER WEEK

LJ Hooker Property Plus is proud to present 18 Damien Street, Mareeba a rare opportunity to secure immediate income and a quality home for the future. Currently tenanted at an exceptional \$800 per week, this fully furnished property gives investors a strong return from day one, while its spacious three bedroom layout, peaceful, elevated setting and relaxed Tablelands lifestyle offer lasting appeal for future owner occupiers.

Positioned on a fully fenced 1,098 m² allotment, this well presented 2012 built residence is offered fully furnished and is currently tenanted at \$800 per week. It provides immediate income for investors while retaining strong future appeal for owner occupiers seeking generous family sized accommodation and versatile additional space.

3 3 2

FOR SALE

\$790,000

VIEW

Sat 17th Oct @ 10:45AM - 11:15AM

AGENTS

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AGENCY

LJ Hooker Atherton

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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.



The home features three generous bedrooms and two bathrooms. The private main suite includes a walk in robe and ensuite, while the remaining bedrooms offer built in storage. A light-filled open plan lounge and dining area connects seamlessly with the well appointed kitchen, which includes stainless-steel appliances, abundant cabinetry and a generous island bench.

Air conditioning, ceiling fans and security screens support year round comfort. Outside, the covered entertaining area and established tropical gardens create an inviting setting for weekend barbecues, family gatherings or quiet afternoons at home.

An Income-Boosting, Self Contained Style Space this impressive approximately 6m 9m Colorbond shed is already equipped with a kitchenette, shower, toilet, electricity, ceiling fan, air conditioning and TV. With many of the practical comforts of a separate dwelling, it presents investors with the potential to broaden tenant appeal and create an additional rental income stream, while also providing future owner-occupiers with flexible space for teenage children, extended family or visiting guests.

Property Features

- Three bedrooms and two bathrooms
- Main bedroom with walk-in robe and ensuite
- Spacious open-plan living and dining
- Well-appointed kitchen with large island bench
- Air conditioning, ceiling fans and security screens throughout
- Offered fully furnished
- Covered outdoor entertaining and established gardens
- " 6 m 9 m shed with kitchenette, bathroom and granny-flat potential
- " Fully fenced 1,098m² allotment
- Quiet, elevated cul-de-sac position
- Approximately six minutes to Mareeba's town centre
- Approximately one hour to Cairns International Airport
- Currently rented at \$800 per week

Location & Lifestyle

Enjoy the best of Mareeba living, where the rainforest meets the outback and sunshine, open space and a welcoming multicultural community define the relaxed Tablelands lifestyle.

Mareeba's shops, supermarkets and cafés are approximately six minutes away, Atherton is around 25 - 30 minutes away, and Cairns International Airport is about a one - hour drive.

Spend weekends exploring local markets, coffee plantations, tropical fruit farms, wineries, waterfalls, swimming holes, mountain-bike trails and wildlife attractions. Whether you are seeking an income - producing investment now or a comfortable home for the future, 18 Damien Street offers flexibility, space and an appealing regional lifestyle.

Contact Nikki Cunningham at LJ Hooker Property Plus on 0403 467 816 today for further information or to arrange an inspection by appointment.

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

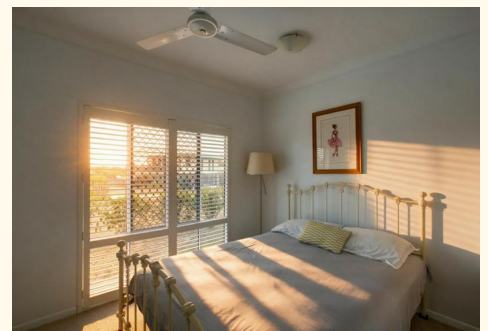
condition or inclusions.

MORE DETAILS

Property ID	T60F1S
Property Type	House
Land Area	1098 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

18 Damien Street Queensland