



18 Martin Avenue, Mareeba

WELCOME TO YOUR NEXT CHAPTER - MODERN COMFORT & EASY LIVING

Welcome to 18 Martin Avenue, Mareeba, where solid construction, modern finishes and a generous backyard combine to offer comfortable, low-maintenance living with the added convenience of being sold fully furnished.

Including all furniture, linen, homewares and appliances, this property offers a comprehensive package for buyers. Currently returning \$700 per week, it also presents an appealing opportunity for investors seeking an established rental income

Renovated in 2022, the three-bedroom concrete block home sits on a fully fenced 809m² allotment on the Atherton side of Mareeba. Open-plan living and dining connect with the modern kitchen, creating a welcoming space for everyday living and entertaining.

Fully tiled throughout, with air conditioning, ceiling fans and security screens, the home balances easy care with year-round comfort. Three generously sized bedrooms are complemented by a modern bathroom and separate toilet, with a built-in wardrobe in the main

3 1 1

FOR SALE

\$675,000

VIEW

By Appointment

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.

 **LJ Hooker**

bedroom.

Outside, the rear entertaining area provides a relaxed setting for gatherings with family and friends. The spacious fenced backyard offers room for children, pets and gardening, while an enclosed single garage, internal laundry and garden shed add practical convenience.

With convenient access to town and St Stephen's Catholic College, this home brings together space, comfort and a well-connected location.

Property features:

Sold fully furnished, including all furniture, linen, homewares and appliances

Three spacious bedrooms, main with built-in wardrobe

Modern bathroom and separate toilet

Solid concrete block construction, renovated in 2022

Open-plan living and dining with a modern kitchen

Fully tiled throughout, with air conditioning and ceiling fans

Security screens throughout

Rear outdoor entertaining area

Enclosed single garage and internal laundry

Fully fenced 809m² allotment with garden shed

Convenient access to town and St Stephen's Catholic College

Currently returning \$700 per week

Contact Nikki Cunningham at LJ Hooker Property Plus for further information or to arrange your inspection.

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	T5FF1S
Property Type	House
Land Area	809 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Nikki Cunningham 0403 467 816

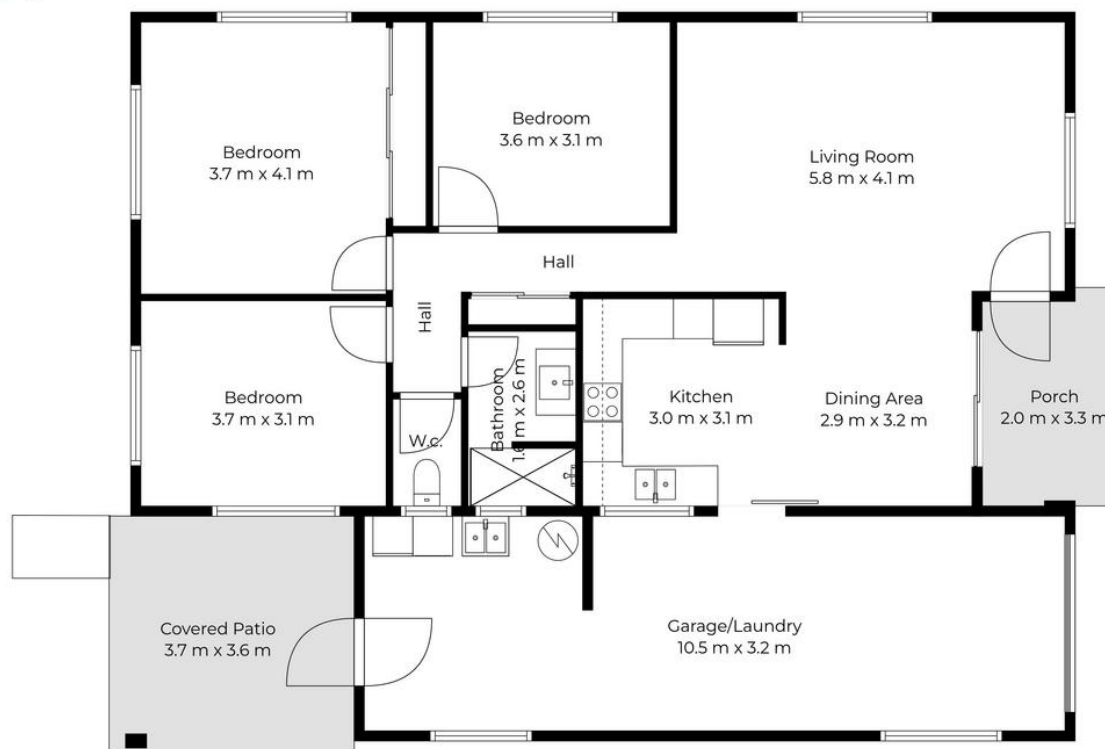
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

18 Martin Avenue Queensland