







18 Martin Avenue, Mareeba

Modern Comfort with Fully Furnished Investment Appeal

18 MARTIN AVENUE, MAREEBA

Renovated in 2022, this solid concrete block home offers modern finishes, easy-care living and the convenience of being sold fully furnished. Set on a fully fenced 809m² allotment on the Atherton side of Mareeba, this three-bedroom residence is ideally suited to investors seeking established rental income or buyers planning a home for the future. Currently returning $700 per week, with a lease in place until 20 June 2027, this property combines everyday comfort with investment appeal.

Property Features:
+ Three-bedroom home with a modern bathroom and separate toilet
+ Main bedroom with built-in wardrobe
+ Solid concrete block construction, renovated in 2022
+ Open-plan living and dining with a modern kitchen
+ Fully tiled throughout for low-maintenance living
+ Air-conditioning, ceiling fans and security screens throughout
+ Sold fully furnished, including all furniture, linen, homewares and appliances
+ Rear outdoor entertaining area

3 1 1

FOR SALE
POA

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
Nikki Cunningham
0403 467 816
nikki@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.

LJ Hooker

+ Enclosed single garage and internal laundry
+ Fully fenced backyard with space for children, pets and gardening
+ Garden shed for additional storage

Other Highlights:
+ Generous 809m² allotment on the Atherton side of Mareeba
+ Currently returning $700 per week
+ Lease in place until 20 June 2027
+ Convenient access to Mareeba's town centre and St Stephen's Catholic College
+ Established tenancy and comprehensive furnishings included from the outset

Whether you're building your investment portfolio or planning your next chapter, this renovated, fully furnished property offers comfort, convenience and established rental income.

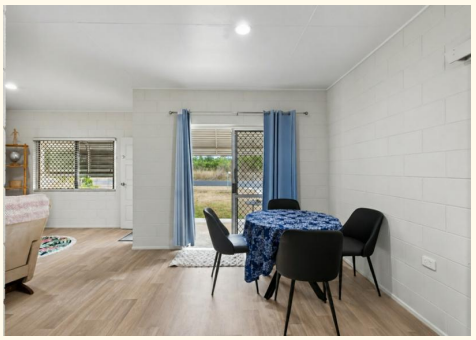
Disclaimer: All information has been provided in good faith and is believed to be correct; however, no representation or warranty is given as to its accuracy or completeness. Interested parties should make their own enquiries and rely on their own independent investigations before making any decisions. 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
House Size	84 m2
Land Area	809 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced







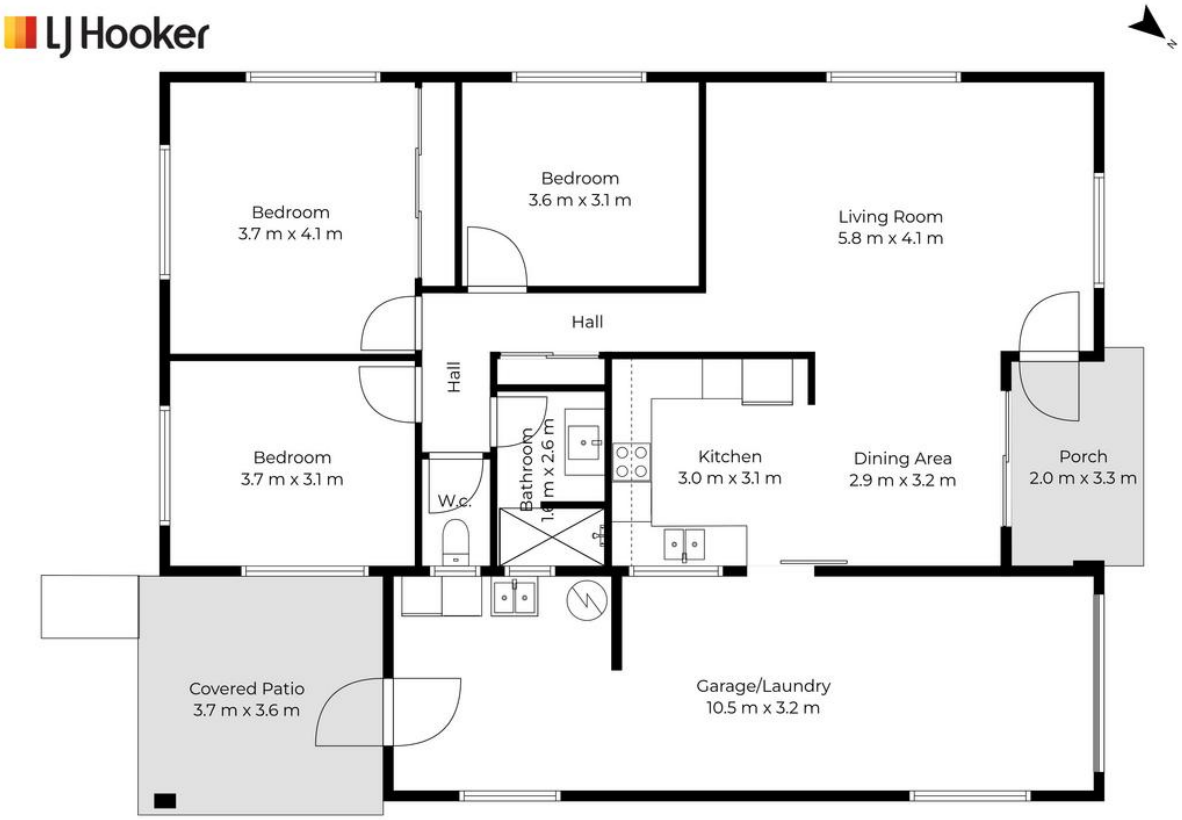




Nikki Cunningham 0403 467 816
Sales Agent | nikki@ljhookerpropertyplus.com

LJ Hooker Atherton (07) 4091 3144
10 Main Street, ATHERTON QLD 4883
atherton.ljhooker.com.au | atherton@ljhatherton.com

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 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

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.