



19 Quill Street, Mareeba

Character Home in a Convenient CBD Location

Positioned just a short walk from the Mareeba CBD, schools and Coles, this charming home offers character, convenience and outstanding investment potential. Set on a 670sqm Medium Density Residential allotment, it presents an excellent opportunity for investors, or those looking to add value over time.

- + Four bedrooms with capacity to reconfigure
- + One bathroom, with potential to add a second bathroom
- + Character-filled tongue and groove walls throughout
- + Concrete porch down the length of one side of the house
- + Garage/shed with adjoining entertaining area
- + Solidly built home with timeless appeal
- + Partially fenced 670m2 allotment with established gardens
- + Zoned Medium Density Residential
- + Walking distance to the Mareeba CBD, Coles and local schools
- + Current rental appraisal of approximately \$580 per week
- + No formal lease in place, but pre-approved tenants ready to occupy if desired
- + No easements and not affected by flood mapping
- + Rates approximately \$2,300 per half year

4 1 2

FOR SALE
Offers Above \$449,000

VIEW
By Appointment

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AGENCY
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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

Whether you're searching for a comfortable home close to town or a well-positioned investment with strong rental appeal, this property offers excellent value in a tightly held 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 on 0489 248 842.
Respectful. Honest. Professional.

MORE DETAILS

Property ID	SYAF1S
Property Type	House
House Size	82 m2
Land Area	670 m2
Including	Floorboards

Megan Dale 0489 248 842

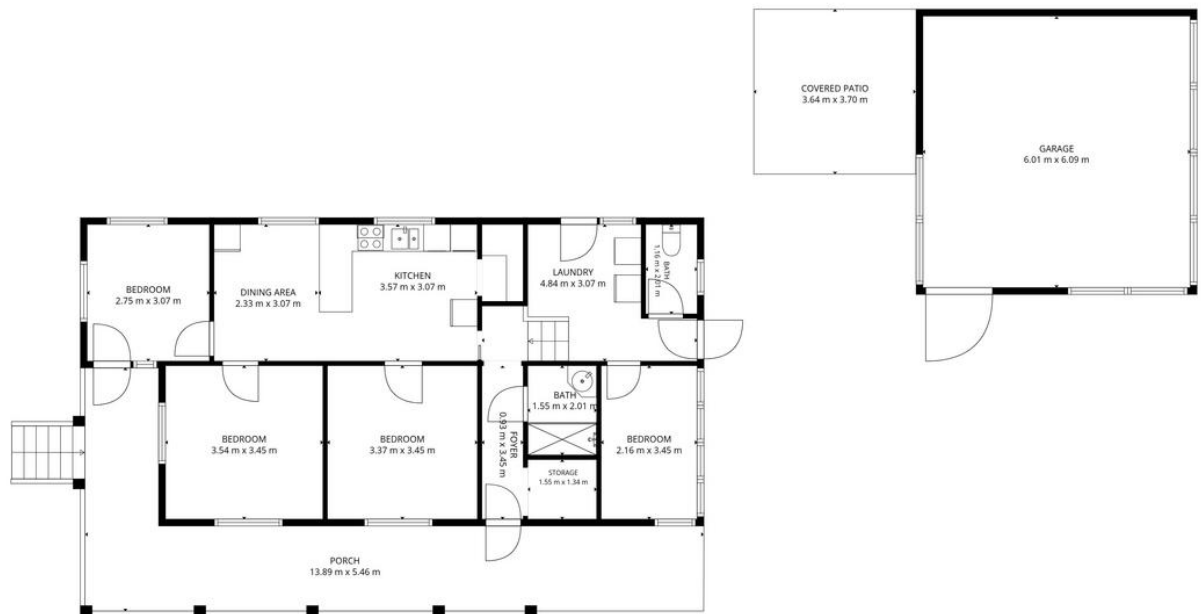
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TOTAL: 82 m²
 1st floor: 82 m²
 EXCLUDED AREAS: STORAGE: 2 m², GARAGE: 37 m², PORCH: 32 m²,
 COVERED PATIO: 13 m², WALLS: 9 m²

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

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