



# Mareeba, 3 Curlew Close

## Family Style Home - Quiet Sunbird Estate

Nestled in the confines of a charming cul-de-sac within the highly coveted Sunbird Estate, this residence epitomizes the height of comfortable family living. Boasting a seamlessly integrated design, it blends simplicity with quality craftsmanship, offering a sanctuary where every moment is treasured.

The heart of the home unfolds with an inviting open-plan layout, where the kitchen, dining, and lounge areas converge effortlessly. Whether you're hosting lively gatherings or unwinding after a long day, the well-appointed outdoor patio beckons, extending the dining space and providing an ideal setting for both entertainment and relaxation.

Privacy and security are paramount, with a fully fenced backyard and convenient side access ensuring the entirety of the property is at your disposal, offering endless possibilities for outdoor activities and recreational pursuits.

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**For Sale**  
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**LJ Hooker Mareeba**  
**(07) 4092 1556**

Enhanced with modern conveniences, this home is equipped with air conditioning to maintain optimal comfort year-round, while security screens provide peace of mind. The master bedroom boasts a luxurious walk-in robe, offering ample storage space and a touch of indulgence. Additionally, a solar hot water system adds eco-friendly efficiency to the home, reducing energy costs.

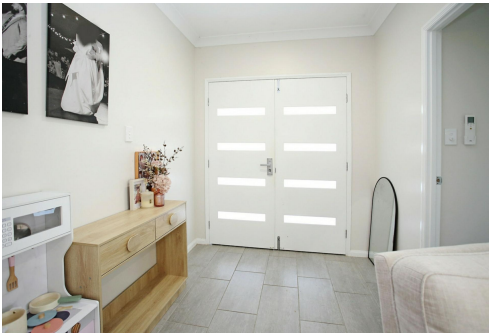
Beyond its practical amenities, this residence embodies a lifestyle of convenience, tranquility, and enduring appeal. Positioned in a thriving community renowned for its family-friendly atmosphere and proximity to essential amenities, it presents an unparalleled opportunity to embrace the essence of modern living in Mareeba.

Don't miss this opportunity to make your ideal living a reality. Contact Exclusive Agent Joson Curcio today to arrange a viewing.

## More About this Property

Property ID	2J0U
Property Type	House
House Size	168 m <sup>2</sup>
Land Area	800 m <sup>2</sup>
Including	Air Conditioning Deck Fully Fenced

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### 3 Curlew Close, Mareeba



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