



30 Godwin Drive, Mareeba

## Private Family Oasis Backing Onto a Seasonal Creek

This ideal family home on a generous 1,000m<sup>2</sup> offers privacy, space and relaxed living within the safe and friendly Kenneally Estate. Backing onto a seasonal creek with no rear neighbours, the property enjoys a peaceful bush outlook and exceptional privacy. The large, family-oriented design seamlessly integrates indoor and outdoor living, capturing cooling breezes - perfectly suited to a laidback lifestyle and Mareeba's climate.

### Property Features:

- + Four bedrooms, master bedroom with walk-in robe and ensuite.
- + Rare three-bathroom layout - one positioned near the outdoor area, ideal for entertaining.
- + Open-plan kitchen, living and dining designed for effortless family living.
- + Well-appointed kitchen with breakfast bar, butler's pantry and excellent storage.
- + Modern, oversized laundry with ample storage.
- + Air conditioning to the master bedroom and a large unit in the main living area.
- + Ceiling fans throughout and Crimsafe security screens to most of the home.

4 3 2

**FOR SALE**  
\$679,000

### AGENTS

Megan Dale  
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### 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**

- + Freshly painted internally and externally in a neutral and inviting colour scheme.
- + Raised design to maximise airflow and cooling breezes.
- + Sustainable bamboo flooring with tiled wet areas.
- + Bi-fold and sliding doors open onto decks on both sides of the home for seamless outdoor living.

#### Outdoor Living:

- + Massive undercover area with electricity, and hot and cold water - suitable as a workshop, entertaining space and undercover parking.
- + Outstanding outdoor layout and large backyard space featuring a keyhole fire pit.
- + Electric double-door gate with expansive concrete driveway and ample parking space.
- + 1000m2 lot, garden shed, and fully fenced - perfect for kids and pets.
- + No rear neighbours, backing onto a seasonal creek.
- + Exceptionally private with established landscaping, immaculate lawn and pop-up irrigation.
- + Brand new timber stair treads around the entirety of the home.
- + Solar panels for improved energy efficiency.

#### Other Highlights:

- + Surrounded by established and tidy homes.
- + On the school bus route.
- + Only 5 minutes drive to Coles, schools and Mareeba town centre.
- + Not flood-affected, connected to all town services.
- + Rates approximately \$2,400 per 6 months.
- + Mareeba enjoys a warm tropical climate with sunny, dry winters and hot summers - perfect for buyers who love outdoor living and a relaxed lifestyle.

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

### MORE DETAILS

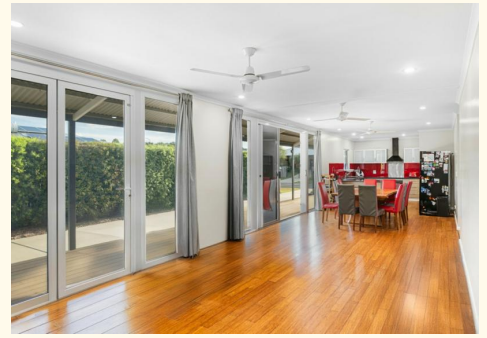
Property ID	SDVF1S
Property Type	House
Land Area	1000 m2
Including	Air Conditioning Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels Liveability

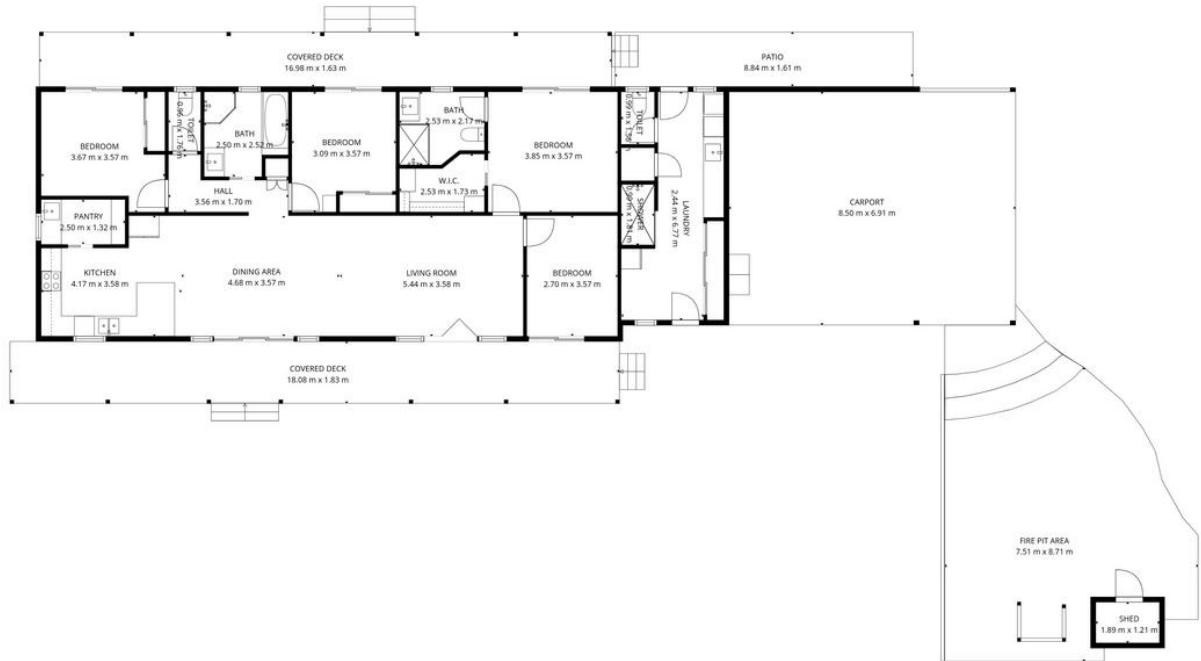
**Megan Dale 0489 248 842**

Property Sales Consultant | [megan@ljhookerpropertyplus.com](mailto:megan@ljhookerpropertyplus.com)

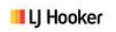
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**TOTAL: 145 m<sup>2</sup>**  
 1st floor: 145 m<sup>2</sup>  
 EXCLUDED AREAS: SHED: 2 m<sup>2</sup>, FIRE PIT AREA: 57 m<sup>2</sup>, COVERED DECK: 60 m<sup>2</sup>,  
 PATIO: 14 m<sup>2</sup>, CARPORT: 59 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>



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

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