



40 Martin Avenue, Mareeba

Smart Buying for First Homeowners, Downsizers & Investors Alike

Are you searching for a property with genuine potential in a central, well-connected location? Welcome to 40 Martin Avenue - a solid, classic block home that offers the perfect foundation to create something truly special. More than just a house, this is an opportunity to shape a lifestyle tailored to your vision in one of Mareeba's long-settled and peaceful neighbourhoods.

Set on a generous, level allotment, the home provides a practical and comfortable layout with light-filled interiors and a welcoming feel throughout. The open-plan living space is designed for easy everyday living, including a separate large laundry and a spacious, functional bathroom that provides excellent scope for a modern upgrade and added luxury.

Outside, the possibilities continue. The fully fenced yard is a blank canvas - ideal for entertaining, gardening, or even adding a pool to suit Mareeba's warm climate. Side access leads to a handy garden sheds, perfect for hobbies, storage, or a dedicated workspace, while the secure lock-up garage adds further convenience.

3 1 1

FOR SALE

\$550,000

AGENTS

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AGENCY

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 **LJ Hooker**

Positioned just minutes from local schools, shops, parks, and essential amenities, the home combines peaceful suburban living with outstanding accessibility. With Mareeba continuing to grow in popularity thanks to its strong community feel and proximity to Cairns, this property presents an appealing option for homeowners and investors alike.

Key Features You'll Love:

- Solid block construction offering durability and renovation potential
- Central location close to schools, shops, and town amenities
- Open-plan living for comfortable, modern lifestyles
- Air Conditioning and ceiling fans throughout
- Generous bathroom with scope to upgrade
- Secure lock-up garage plus additional storage options
- Large, level, fully fenced block with room to enhance
- Ideal opportunity for first-home buyers, renovators, or investors

Whether you're looking to move straight in, renovate, or invest, 40 Martin Avenue is packed with promise. Don't miss your chance to secure a property with space, location, and unlimited potential - contact me today to arrange your inspection.

MORE DETAILS

Property ID	SRHF1S
Property Type	House
Land Area	809 m2
Including	Air Conditioning
	Secure Parking
	Fully Fenced

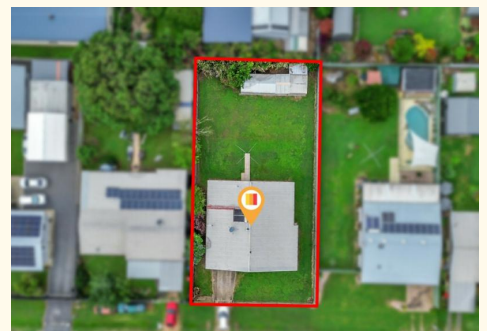
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FLOOR PLAN

