



## Miallo, 6-8 Jabeva Close

HOUSE + SHED + POOL + AN ACRE IN MIALLO VALLEY

If you've been looking for a property with a bit more space and serenity, that is not a chore to maintain, located within a short drive of all your must have amenities, then this semi-rural retreat may be just the ticket.

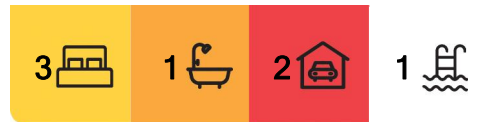
Set on just over an acre (4385m<sup>2</sup>) in the sought after Miallo valley, this property has been our vendor's much-loved home for the past 12 years.

The wide tree-lined driveway arrives at the home that is set well back from the cul-de-sac on an elevated section of the gently sloping block.

Built to take full advantage of the morning sun (and shading in the afternoon), the deep, covered, wrap around patio frames the entry that opens into the open plan kitchen, dining and lounge space where attractive timber-look flooring, air conditioning and ceiling fans



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13MZF4A](http://ljhooker.com.au/13MZF4A)

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feature.

Made for entertaining, the kitchen is well appointed with a gas cooktop, wall oven, dishwasher, ample storage options, large fridge recess and breakfast bar overhang.

The bedrooms, all of which are generous in size and feature air conditioning, ceiling fans, built in robes, LED downlights and large windows providing for nice natural light and nature-inspired outlooks.

Similarly attractive views can also be enjoyed from the contemporary bathroom with its large step-in shower, 3/4 wall tiling and modern vanity. A second separate toilet provides additional convenience.

The large, tiled laundry complete with clever mezzanine storage area completes the offering inside.

Outside is just as impressive with the sparkling saltwater pool and poolside all-weather gazebo taking centre stage. There is even an outdoor shower and water tank for added convenience.

Surrounded by lush tropical foliage and beautifully maintained lawns, this tropical oasis is one you will be proud to call home and where family and friends are sure to feel welcome.

Still need more? Well, there's also a secure, two-bay, drive-through 10 x 7 metre shed and a thick concrete hardstand in immediate proximity to the house &ndash; perfect for parking the caravan, boat or trailer or to use for outdoor entertaining.

Add to that the cost saving solar array, quality bore and friendly neighbourhood and the broad appeal of this property becomes all the more apparent. Not to mention the (approximate) 5-minute drive to the highly regarded Miallo State School (this home is within the school's catchment area), 4-minute drive to the Mossman Golf Club and 8-minute drive to Mossman.

This enviable package will be taken to auction on 18th June. For all the details or to request an inspection, contact Michael on 0403 066 189 or [msamson.portdouglas@ljhooker.com.au](mailto:msamson.portdouglas@ljhooker.com.au) and Nicki on 0474 444 583 or [nsamson.portdouglas@ljhooker.com.au](mailto:nsamson.portdouglas@ljhooker.com.au)

Please Note: this auction will be held on site and online via Realtair on 18th June at 5:00pm (unless sold prior to auction). The property is being sold via auction / without a price and therefore a price guide cannot be legally provided. Websites may have filtered the property into a price bracket for website functionality purposes.



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## More About this Property

<b>Property ID</b>	13MZF4A
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	4385 m2
<b>Including</b>	Study Air Conditioning Toilets (2) Pool Deck Dishwasher Ceiling Fans Microwave Refrigerator Washing Machine Dryer

**Michael Samson 0403 066 189**

Managing Director / Licensee | [msamson.portdouglas@ljhooker.com.au](mailto:msamson.portdouglas@ljhooker.com.au)

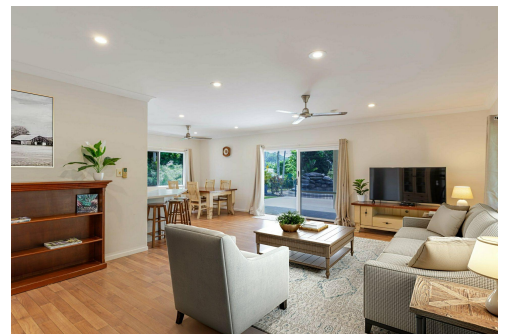
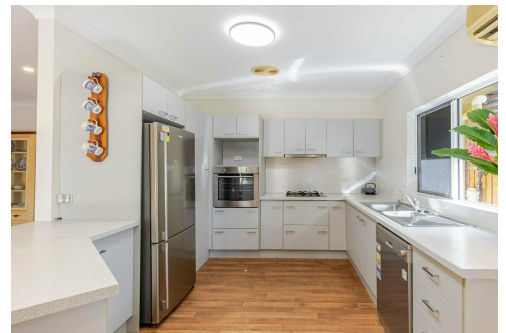
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