



## FOR SALE

### 2.6 ACRES-DUAL LIVING-HANDMADE MASTERPIECE INSPIRED BY LOVE- OFFERS OVER \$998K

2.6 ACRES-DUAL LIVING, 4 BRM MASTERPIECE, 3 BATH, ENTERTAINMENT AREAS,  
SHED, LUG, CREEK ACCESS, FRUIT TREES- OFFERS OVER \$998K

Villa Alba –Handmade Masterpiece Inspired by Love, the Taj Mahal & Paronella Park

2.6 Acres | Dual Living | 4 Bedrooms | 3 Bathrooms | Air Conditioned |Entertainment Areas |  
Shed | LUG | Creek Access | Exotic & Tropical Fruit Trees | Offers Over \$998K

Introducing a once-in-a-lifetime opportunity to own a hidden gem in the heart of Mareeba. Built in 2007, Villa Alba is a testament to craftsmanship, style, and enduring quality. Inspired by love and influenced by the timeless grandeur of the Taj Mahal and Paronella Park, this hand-laid Riverstone home is truly one-of-a-kind.

#### A Grand Entrance

As you pass through the impressive stone entrance and follow the private driveway, you'll arrive at Villa Alba, an architectural masterpiece featuring hand-laid Riverstone and a terracotta tiled roof. The moment you step inside through the triple-layered Black Butt timber and bamboo doors, you'll be captivated by the soaring cathedral ceilings, skylight windows, and stunning stone feature walls.

#### Elegance Meets Comfort

- Spacious open-plan living with bamboo raked ceilings and Black Butt hardwood flooring
- Handcrafted Black Wattle timber kitchen with granite benchtops and servery to outdoor dining
- All solid timber features and internal doors for timeless durability
- Electric cook top and solid timber cupboard
- Beautiful outlook, servery and breakfast bar designed for entertainment

#### Master Suite – A Private Retreat

The eastern wing of the home is dedicated to the master suite, offering:  
Crafted artistic ensuite

4 BED | 3 BATH | 5 CAR

#### PRICE:

2.6 ACRES-DUAL LIVING-  
Masterpiece Inspired by Love

#### OPEN FOR INSPECTION:

N/A



**Jean Laterre**

**0437696969**

jean.ccr@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



**TOTAL: 225 m<sup>2</sup>**  
**FLOOR 1: 225 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 43 m<sup>2</sup>, SHOWER GARDEN: 6 m<sup>2</sup>, COVERED PATIO: 55 m<sup>2</sup>**  
 FLOOR PLAN CREATED BY OURKASA APP. MEASUREMENTS OBTAINED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.