



# FOR SALE

## CHARMING STARTER HOME OR SAVVY INVESTMENT ON A GENEROUS 718M<sup>2</sup> BLOCK 3 ROYES STREET, MAREEBA QLD 4880

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Whether you're a first-home buyer seeking an affordable entry into the market or an investor after a well-located North Queensland rental, this two-bedroom mid set cottage, delivers genuine value in the heart of Mareeba. Sitting on a generous 718m<sup>2</sup> block in a quiet residential street, opportunities like this don't hang around.

Full of character, the home features polished timber floors, casement windows and louvres for natural ventilation, and a bathroom with a brand new vanity. Air conditioning to both the living area and bedrooms ensures year-round comfort, security screens add peace of mind, and a separate toilet off the laundry plus electric hot water system means everything is ready from day one.

Outside, a 2-bay shed with one concreted side is a standout bonus, perfect for the tradie, hobbyist, or extra storage while the spacious block offers genuine room to extend or landscape. Mareeba itself is a thriving Atherton Tablelands hub with all essential services, schools, shops, and the famous Mareeba markets right at your doorstep.

- Two bedrooms, both with air conditioning
- Polished timber floors : character and charm throughout
- Updated kitchen, ready to move in
- Casement windows and louvres : natural ventilation throughout
- Security screens to lounge and kitchen windows
- Bathroom with shower and separate toilet off laundry downstairs
- Fans throughout for year-round comfort
- 2-bay shed one side concreted, ideal for storage or workshop
- Electric hot water system
- Generous 718m<sup>2</sup> block with room to extend or landscape

2 BED | 1 BATH | 1 CAR

PRICE:  
Offers over \$350,000

OPEN FOR INSPECTION:  
N/A



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