

1 Perkins Street, Mareeba, Qld 4880



Sold House

Wednesday, 27 September 2023

1 Perkins Street, Mareeba, Qld 4880

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1106 m2

Type: House



John Falvo
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Damon Falvo
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\$193,000

All the work has been done on this neat and tidy 3-bedroom timber cottage - situated on a large 1,106m² block. Currently tenanted on a periodic arrangement, the home would make a fantastic starter home, downsize option or an ideal investment property. The property is positioned at the end of a short street in a very private area with only the one neighbour to the left, and open clearing of parkland type area adjacent to the home on the opposite side. This property is being sold as a perpetual lease. The current owner has submitted an application to DNRME to freehold the block/purchase the land, and the incoming buyer can choose to continue this process if they wish. Property features include:

- 3-bedroom timber cottage, 2 with split system air-conditioning
- Furniture items shown in photos included in the sale
- Situated on 1,106m² at the end of a quiet street
- Very private location with no through traffic & backs on to Basalt Gully
- Walking distance to town & open park like area adjacent to the home
- Rates approx. \$3,700 per year
- Current Insurance approx. \$2,000 per year
- More information on the freehold process is available to interested parties, upon request.
- Preliminary assessment by DNRME has provided a freehold value range of \$85,000.00 - \$110,000.00 (excluding GST) - Indicative only.
- The incoming buyer can also opt to continue the lease rather than freehold, (the cost of which is approx. \$4,200/yr.)

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