

**12 Mirrabook Avenue, Mareeba, Qld 4880**



**House For Sale**

Wednesday, 12 June 2024

12 Mirrabook Avenue, Mareeba, Qld 4880

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 918 m2**

**Type: House**



Joe Torrissi

## OFFERS OVER \$625,000

With so many impressive features on offer this stylish 3 bedroom home presents as new and is tailor made for those looking for a modern design that's sophisticated and ready to move into. Quality built by Giulio Avolio with a versatile layout and superb positioning in Amaroo Park Estate on the Cairns side of Mareeba it offers the following quality attributes:

- Very well maintained & immaculately presented
- Fully tiled and split-system air-conditioned throughout + 2.7m high ceilings
- 3 bedrooms with mirrored built-in robes – Master with ensuite & WIR
- Crisp neutral colour scheme throughout
- Fresh, light filled kitchen with corner pantry, overhead cupboards to the ceiling, stone bench tops, fridge plumbing in place & stainless steel appliances including a dishwasher
- Bathroom & ensuite fully tiled to the ceiling
- Built-in storage cupboards, tinted windows, window furnishings & security screens throughout + Crimsafe screens on the front door & lounge front windows
- Laundry with built-in cabinetry & sliding door access out to the clothesline
- Generous fully tiled garage with storage cupboard
- Sizeable tiled rear patio off the living area with garage access – massive area for entertaining
- Exposed aggregate driveway & pathways all round
- 10.5kw solar power system
- 13m x 7m powered colorbond shed with 2 roller door access + 1 high clearance open bay
- 918m<sup>2</sup> landscaped allotment with colorbond privacy fencing, side access & pop-up irrigation to the right hand side & front gardens

In such a sought after area this attractive property won't last long! Inspection is a MUST! For further information or to arrange a private inspection please call EXCLUSIVE AGENT Joe Torrisi.