

120 Mulligan Highway, Mareeba, Qld 4880

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House For Sale

Friday, 25 August 2023

120 Mulligan Highway, Mareeba, Qld 4880

Bedrooms: 7

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



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\$795,000

This RARE property is offered for sale with an existing dual income from two separate houses (3 bedroom home & 4 bedroom home, rental return \$1,000wk+), plus the potential for a workers accommodation development or subdivision, subject to Council approval (*STCA). Located just 2km north of Mareeba's CBD, next door to the Cape Gateway Motel, this 2ha / 5 acre property is relatively flat, with approx. 1ha cleared to the front boasting highway frontage. There is also a fully fenced horse paddock and in-ground swimming pool to the main home. All town services are available and pre-lodgement discussions have been held with Council & SARA (TMR) for a potential 104-bed workers accommodation development* on the property, which have both been encouraging. The property could also be potentially subdivided*. Zoned Emerging Community, this is the perfect opportunity for a savvy investor, developer, owner occupier or extended family... the opportunities are endless! This is also a great opportunity to land bank for the future, whilst benefitting from an existing dual income. Why not rent out one home and live in the other? Contact Katrina Kazim to secure this valuable property today!

House 1:- Rent appraisal \$530-\$550wk (rented privately)- 3 large bedrooms with built-ins + one extra large separated bedroom- Large open plan living area with raked ceilings & wooden feature beams- Functional kitchen with breakfast bar- Air-conditioning to living area & two bedrooms- Separate office area and large storage room- Low maintenance vinyl flooring, fans & security screens- Bathroom with bathtub and separate toilet- Large laundry and ample storage throughout- Full length veranda overlooking large in-ground swimming pool- Established trees & gardens- Fully fenced horse paddock to the front- Double garden shed with awning + 3 bay carport

House 2:- Rented \$430wk- Concrete block 3 bedroom, 1 bathroom home- Very private & hidden from the road with bushland aspect to the rear- Recently painted & renovated- Air-conditioning and built-in robes to two bedrooms- Two-way bathroom (doubling as an ensuite to master bedroom)- Practical kitchen & convenient laundry- Solid internal block walls- Vinyl plank flooring, ceiling fans & security screens- Office/study nook and rumpus room- Outdoor patio overlooking the fully fenced rear yard- Partially fenced horse paddock to rear + small separate fenced area for pets- Double garden shed + 2 bay carport