

# 122 Constance Street, Mareeba, Qld 4880



## Sold House

Saturday, 30 September 2023

122 Constance Street, Mareeba, Qld 4880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2400 m2**

**Type: House**



Damon Falvo  
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**\$470,000**

This massive 2400m<sup>2</sup>, medium density zoned block is situated in walking distance to the Mareeba CBD, and a hop, skip and a jump to the two local primary schools. An unparalleled opportunity if you are searching for an investment property with potential for further development, or the convenience of town living with the feeling of spaciousness usually only offered by acreage blocks. With a commanding street presence, this family home flows seamlessly from the front gate up the stairs through to the signature breezy veranda. Surrounded by a leafy outlook, this spacious Queenslander style property is brimming with original character and charm. Perfect for the large family or those looking for a fantastic investment property for their portfolio. Internally the home features high ceilings, tongue and groove walls as well as a central sitting room with air-conditioning. The kitchen is positioned toward the rear of the home, and all bedrooms are spacious in size and feel. There is side access to the back yard via both sides of the house. At the rear of the home is a downstairs laundry and outdoor entertaining area, lockable garden shed and single carport. The allotment is fenced and the backyard offers plenty of flat usable space. The block is free of easements and council services. Property features include:

- Zoned Medium Density Residential
- Massive 2400m<sup>2</sup> lot
- 40.2m of frontage - Constance Street
- Within walking distance to Coles shopping centre & Mareeba CBD
- 3 bedrooms, 1 bathroom, upstairs kitchen & downstairs laundry with carport/outdoor entertaining area
- Partially security screened
- Rates approx. \$3,800 per year
- Currently rented on a periodic arrangement

Live in a sought after area close to all amenities. From all of us at Mareeba Property Office, we wish you every success with your property search. If you would like more details on this property, or to chat about one of the many other properties we have available, please call or email us today.