

# 13 Kevin Court, Mareeba, Qld 4880

## House For Sale

Monday, 12 February 2024



13 Kevin Court, Mareeba, Qld 4880

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 1449 m2

Type: House



Mareeba Property Office

**\$649,000**

Located in a quiet cul-de-sac and sprawled over a spacious 1,499m<sup>2</sup>, 13 Kevin Court is a sure to impress with its elevated outlook, private backdrop and sense of space. The contemporary 4 bedroom, 2 bathroom home showcases a thoughtful design and a functional layout; perfect for entertainers and families alike. Stepping inside you are greeted with raked ceilings, an open plan design, sleek cabinetry and neutral tones that frame this modern space. The kitchen is impressive with stone bench tops, breakfast bar, two tone cabinetry and generous walk-in-pantry! The living and dining spaces adjoin the kitchen, and benefit from lots of natural light and airflow. The master bedroom is comfortable in size and features a walk-in robe and functional ensuite. All bedrooms feature reverse cycle air-conditioning and built-in robes, and the home has split systems and security screens throughout. The family bathroom includes a built-in bathtub, and there is ample linen and storage space available. Enjoy entertaining outdoors? The internal living space flows out to the easterly facing alfresco and barbeque area - suitable for year-round entertaining. For those wanting some decent shed space, the 4 bay Colorbond shed (approx. 12m x 7m x 3.5m high) is fully powered and completed with LED lights and plenty of power points (including 1 x 15amp). The 4th open bay is perfect for parking those larger vehicles, or as a second outdoor entertaining space overlooking the firepit - perfect for those cool winter nights. Outside there is a fully automated underground irrigation system with Toro control unit, and the property is fully fenced with side access. Property features include:

- Modern 4 bedroom, 2 bathroom home – approx. 3 years old
- Impressive master bedroom with massive walk-in robe.
- Raked ceiling to living, lots of natural light throughout
- Fully air-conditioned and security screened (reverse cycle to bedrooms)
- Spacious main bathroom with bathtub and separate powder room
- Generator input plug
- Fully turfed yard with automatic pop-up irrigation
- Powered Colorbond shed (approx. 12m x 7m x 3.5m to eaves)

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 arrange an inspection, please call or email us today.