

**16 Troughton Street, Mareeba, Qld 4880**

**Sold House**

Tuesday, 27 February 2024



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**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1085 m2**

**Type: House**



John Falvo  
0408456344



Damon Falvo  
0400789714

**\$281,000**

This classic and spacious two-storey timber Queenslander situated on a 1,085m<sup>2</sup> corner lot is a project in the making for new owners to restore the property to its former glory. It won't take long to bring this beauty back to life. The floorplan comprises of spacious bedrooms and 2 bathrooms across the two levels. Located close to the Mareeba High School, swimming pool, gymnasium, tennis courts, soccer grounds and parks, you can't beat this property's location for convenience. Town is as short drive away and approx. a 15-minute walk to the shops. Classic features including high ceilings and decorative casement windows are seen in this home. Entry to the home is via the front or rear stairs and the upper level has an open plan living area, 2 bedrooms with built-in robes and air conditioning, a functional u-shaped kitchen with cupboard storage and bench space and electric stove with ceramic cooktop. There is a storage cupboard for pantry/linen near the rear stairway. Recently updated, the modern bathroom features floor to ceiling white tiles, exhaust fan, large vanity cabinet and raindrop shower head. For the renovator, there is one less job to do upstairs as stylish timber look vinyl has been installed across this level. The lower level is lockable, with two rooms partitioned, kitchenette, bathroom and toilet and an open area enclosed with timber slats (ceiling not standard height). Property features include:

- Fully fenced 1,085m<sup>2</sup> corner allotment (timber fencing with rolling front gate)
- Two-storey timber Queenslander style home (2 bedrooms, 3 store rooms + 2 bathrooms across 2 levels)
- Front stairs entry way leads into the living room
- Built-in robes in the upstairs bedrooms
- U-shaped kitchen with storage cupboards and bench space + electric stove with ceramic cooktop
- Recently updated upstairs bathroom with raindrop shower head, white floor to ceiling tiles & exhaust fan
- Vinyl flooring installed on the upper level
- Ceiling fans throughout, (air-conditioning in Bedroom 1 & Bedroom 2)
- Storage cupboard near the rear stairs & linen cupboard/pantry near the upstairs bathroom
- Concrete stumps and concrete floor underneath the house
- Lockable lower level, two room partitions, bathroom & kitchenette (ceiling not standard height)
- Garden shed

Move in and make this place your home renovation project or hand the keys over to your property manager, as the property has received a rental appraisal of \$350+ per week in its current condition. The house is fitted with smoke alarms throughout. If it is a renovation project you are looking for or an investment option with immediate returns, then take a closer look at this address. From all of us at Mareeba Property Office, we wish you every success in your property search. If you would like more information about this property or to arrange an inspection, please call or email us today.