

# 22 Mirrabook Avenue, Mareeba, Qld 4880



## House For Sale

Wednesday, 29 May 2024

22 Mirrabook Avenue, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 999 m2**

**Type: House**



Remo Esposito  
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## Offers Over \$660,000

If you have been searching for an executive residence in a prime location with style and space, then look no further and welcome to your new address at 22 Mirrabook Avenue, in Amaroo Estate, Mareeba. With the highly sought after Amaroo Estate box ticked, you can be sure to tick the style and quality boxes as well here as this stunning Ex-Tropic Visions display home has come onto the market for the first time since it ceased being the Amaroo display centre back in 2012. After 12 years of new ownership the home is in better condition than it was previously, with the current owner adding a bunch of features to enhance its liveability. Previously sitting at 268m<sup>2</sup>, the addition of another 50m<sup>2</sup> (approx.) of outdoor entertaining area now puts the floor space of the home well over 300m<sup>2</sup>! The home boasts three large living spaces, a grand kitchen, four air-conditioned bedrooms, including a master suite with deluxe walk-in robe and ensuite, a separate family bathroom with open vanity area, internal laundry with lots of space as well as huge garage with extra storage and a superb outdoor entertaining area complete with built-in pizza oven! And the features don't stop there... Features Include:- Executive residence in Amaroo Estate- Over 300m<sup>2</sup> of floor area in total- Grand kitchen with stone benchtops, quality appliances- Three separate living areas with air-conditioning- Tiled floors throughout, multiple layout options- Four bedrooms with built-in wardrobes- Spacious master with ensuite, huge WIR, access to courtyard- AC to bedrooms and living areas, CrimSafe security screens- Internal laundry with lots of storage, large linen cupboard- Large double carport, tiled floor with additional storage- Huge tiled and covered outdoor living area with pizza oven- Courtyards on either side of outdoor living area- Landscaped gardens, automated irrigation to lawns- Fenced yard, 999m<sup>2</sup> corner allotment, 6mx3m garden shed Options to be in Amaroo Estate are running out the door fast, and to have a stunning residence such as this with all of the trimmings, you know it won't last long. So for more information or to book a private inspection call Exclusive agent Remo Esposito on 0401 969 473 or email [remo@crmareeba.com](mailto:remo@crmareeba.com) today.