

**25 Martin Avenue, Mareeba, Qld 4880**



**House For Sale**

Thursday, 15 February 2024

25 Martin Avenue, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



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**\$495,000**

Want a new and shiny home right now? Keen to cash in on the \$30,000 First Home Owner's Grant and not interested in having to design a home or wait for it to be built? Then have we got the property for you! Introducing 25 Martin Avenue in Mareeba. Dare to be different. The steel frame and Colorbond clad home has a unique look on the outside, it won't look like all the other homes being built, so you can stand out from the crowd. Fully lined and fitted out on the inside, you can enjoy all of the modern conveniences that a new home has to offer, without the price tag to match! Stepping inside this home you will realise that it is definitely more than meets the eye from outside. Packing a serious punch, the home boasts 4 bedrooms and 2 bathrooms and a spacious living area to accommodate friends and family! The spacious open plan living area is central to the home and combines a large lounge room, dining room and deluxe kitchen. The kitchen has an island bench, breakfast bar and heaps of drawers! There's a large fridge space, a great pantry and even a spot for your dishwasher. The master bedroom is located at the rear of the home for peace and privacy and is absolutely HUGE! It features a large walk-in wardrobe and spacious en-suite. There are 3 more bedrooms at the front of the home and two of them have large built-in wardrobes while one could easily be used as a study or office. The main living area and all four rooms are serviced by Daikin split-system air-conditioners. The living areas, bedrooms and laundry have low maintenance, modern vinyl plank flooring throughout and the bathrooms have tiled floors. The main bathroom features a separate shower and bath-tub and has a separate toilet. The laundry has custom cabinetry and loads storage space. Outside there is a full length covered and concreted area, perfect for vehicle storage and there is even room for you to have your patio or outdoor furniture. The property is fenced on three sides and footpaths stretch around most of the home. There is a small garden shed in the back yard and all that is left to do is move in! Features Include:- Brand New, quality built Colorbond clad, steel frame home- Quality fitout with a modern neutral colour scheme- 4 bedrooms, all with Daikin split-system air-conditioners- Huge master bedroom with large walk-in robe and en-suite- Stylish bathrooms, shower and separate bath tub in the main- Large kitchen with plenty of storage, island bench and breakfast bar- Open plan living, dining & kitchen area also air-conditioned- Large internal laundry with ample storage - 809m2 low maintenance allotment- Garden shed, fenced on 3 sides- Only minutes from town With building costs rising, you'll find it hard to find a brand new home under \$500,000 any more. So don't delay and enquire today. 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)