

**30 Herberton Street, Mareeba, Qld 4880**



**Sold House**

Friday, 22 December 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1244 m2**

**Type: House**



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**\$415,000**

It will be hard to beat this well-maintained property's convenient location – set on 1,244m<sup>2</sup> and just a short walk to the Coles shopping centre, two primary schools and churches. Add to this an efficient floor plan which has the 3 bedrooms at one end of the home, a spacious central living zone, kitchen and dining room at the opposite end, and an outdoor entertaining area. And, there is more... To the rear of the property, you will find a powered Colorbond shed (approx. 7m x 11m) which has 2 bays assigned for storage and workshop area and the remaining space is set up as a work from home office (could also be used as a teenager's retreat, games room, man-cave) or whatever you please. Room sizes in the home are generous all round, there are polished hardwood floors (tiled wet areas) and plenty of window openings to ensure the home is light and breezy. The main bedroom features built-in robes and direct access to the main bathroom with slate flooring, shower cubicle, built-in tub and separate toilet. A bright galley style kitchen space is well equipped for the home chef and there is no shortage of bench space and cupboard storage here. Sliding glass doors from the air-conditioned dining and living spaces provide access to the deck which overlooks the landscaped gardens and just adjacent to the deck is a covered and powered BBQ area - a great entertaining space all round. Property features include:

- 1,244m<sup>2</sup> allotment on the edge of the CBD
- 3 bedroom, 1 bathroom hardi-plank home + single carport
- Galley style kitchen with plenty of bench & storage space + dishwasher
- Spacious, air-conditioned living & dining areas
- Polished timber floors in living area and bedrooms
- Deck overlooks landscaped gardens & BBQ area
- Powered Colorbond shed with home office space & storage + workshop

With so many features jam packed into one property and such a convenient location to town, add this address to your inspection list today to truly appreciate what is on offer here. From all of us at Mareeba Property Office we wish you every success with your property search. For more information or to arrange an inspection of this property, please call or email us today.