

**32 Vaughan Street, Mareeba, Qld 4880**



**House For Sale**

Thursday, 11 January 2024

32 Vaughan Street, Mareeba, Qld 4880

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



Remo Esposito  
0740922232

**\$346,000**

If you are looking for a solid and spacious home that won't break the bank, then look no further, and welcome to 32 Vaughan Street in Mareeba. Constructed with a masonry block exterior and timber interior, here you can enjoy the best of both worlds, with a very solid home, that still showcases polished timber floors internally! The home offers 3 dedicated bedrooms inside and a fourth room to the rear of the carport which would be great as an additional bedroom, a home office or study, or kids play room, the option is yours! The living areas are spacious and both offer polished timber floors and air-conditioning. There is a separate lounge room at the front of the home, and beyond that, there is a large family or dining room which is open to the very roomy kitchen. The kitchen has huge amounts of cupboard and bench space and is even large enough to accommodate a small table for meals as well. To one side of the kitchen and living area is the direct access from the oversized carport which could easily be home to two large vehicles and has a remote controlled roller door. On the other side of the kitchen, the laundry area provides for access to the rear porch, a very neat and tidy bathroom and there are a couple of handy storage cupboards in here as well. There is easy vehicle access to the back yard down one side of the home, with a separate set of gates at the front allowing you to drive straight down. A handy storage shed or workshop in the back yard is perfect for the home handyman, or even just for storage of your mower and garden tools. And forget about spending the entire weekend being a slave to the lawn and gardens, because the fully fenced 688m<sup>2</sup> yard is low maintenance and you will have the mowing done in no time, ensuring your precious weekend can be spent relaxing with the kids! Features include:- Masonry block exterior, timber floors inside- Four rooms, one with split-system air-conditioning- Spacious kitchen with ample bench and cupboard space- Large living areas with polished timber floors- Two additional air-conditioners to cool the living areas- Extra large double carport with remote controlled door- Easy rear access through additional gates on one side- Handy storage shed perfect for a workshop- Fully fenced, low maintenance 688m<sup>2</sup> allotment 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!