

**38 Kowa Street, Mareeba, Qld 4880**

**Sold House**

Saturday, 17 February 2024

38 Kowa Street, Mareeba, Qld 4880

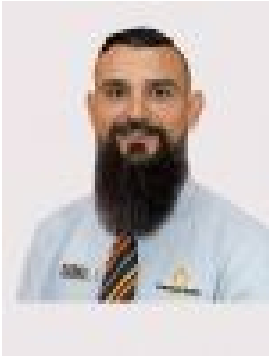
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 805 m2**

**Type: House**



Remo Esposito  
0740922232



Vince Costas  
0419926691

**\$475,000**

If you have been on the lookout for a modern and affordable home but still need room for the whole family, then stop looking now and welcome to your new residence at 38 Kowa Street in Mareeba! Positioned perfectly in the quiet River Gardens Estate, the home is both spacious and private. You have no near neighbour on one side and although the estate is in the heart of town, there are only approximately 40 residential allotments so you're not right in suburbia. The home consists of three spacious bedrooms and a large office which could easily be used as a fourth bedroom, as well as a media room. The master bedroom boasts a walk-in wardrobe and an en-suite bathroom and is at the front of the home separate from the other rooms. The other two dedicated bedrooms are at the rear of the home and feature large built-in wardrobes. All bedrooms and the media room feature split-system air-conditioning and brand new carpet flooring. The office and the living areas have low maintenance tiled floors and split-system air-conditioners as well. The living area consists of an open plan lounge room, dining room and a large kitchen. The kitchen has loads of bench and cupboard space and there is a 90cm gas stove and oven. The dining area has double doors that lead out onto the very private and spacious, tiled and covered patio. Features Include:- 5 rooms in total, 3 bedrooms, plus office, plus media room!- Open plan living area, large kitchen with heaps of storage- Master bedroom has walk-in robe and ensuite- Split-system air-conditioning to Bedrooms, Media and Living areas- Security screens and tinted windows throughout- Tiled floors to living and office, brand new carpet in bedrooms and media- Large covered and tiled patio, access from living and master- Located in River Gardens Estate, quiet and private- Low maintenance 805m2 allotment, fenced rear yard All this on a low maintenance 805m2 allotment just minutes from the CBD. With the cost of new homes continuing to rise, you won't find better value for money in a modern home. 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!