

**3 Kelly St, Mareeba, QLD, 4880**

**House For Sale**

Thursday, 1 August 2024

3 Kelly St, Mareeba, QLD, 4880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## NEAT AND TIDY

Positioned in a quiet and convenient location 3 Kelly Street, Mareeba is a well-maintained, entry-level property and a fantastic investment opportunity.

The light and airy home offers an abundance of windows throughout creating plenty of natural light and cool breezes. Featuring a functional and easy flowing living and dining area, three spacious bedrooms and timber look vinyl flooring adds to the appeal.

The kitchen is neat, tidy and very spacious with ample storage. All bedrooms are fitted with built-in wardrobes and the bathroom has been completely renovated in recent years with a bathtub/shower and two separate toilets.

Outside offers an 870m<sup>2</sup> allotment with fencing on three sides, a 3m x 6m shed with roller door access and one bay carport. You can enjoy a cuppa and keep an eye on the kids on the cosy rear patio overlooking the backyard.

This property is currently tenanted until July 2025 at \$420 per week.

- Three-bedrooms, all with built-ins, one bathroom
- Modern kitchen
- Timber look vinyl flooring
- Air-conditioned throughout
- Modern bathroom, two toilets
- Single carport
- 3m x 6m shed with roller door
- 870m<sup>2</sup> block with fencing on three sides
- Tenanted until July 2025 at \$420 per week

To find out more or arrange a Private Inspection contact EXCLUSIVE Agent Vince Costas on 0419 926 691.