

FOR SALE



3 McElhinney Street, Mareeba



Centrally located in the heart of the original industrial precinct, with easy and fast access to Reynolds Street.

Price: \$420,000

View: remax.com.au/property-details/L26222510

This 2963m2 of prime industrial land is perfect for large vehicle storage or a potential development to industrial buildings.

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Offering the best of both worlds, this property is a unique find and an outstanding opportunity for a business owner / investor wanting an entry level opportunity. A wide 28 meters (approx.) street frontage gives you 2 entrances one for industry and one for residential

RE/MAX Impact, Mareeba

INDUSTRIAL LAND

- Land size 2963m2

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Zoned Industry

- Boundary fenced (security fencing)
- House yard fully security fenced- separate from rest of block
- 4 Bay Storage shed with 1 bay enclosed (12x6 meters approx.)
- Easy access heavy vehicles
- Backing onto a reserve

RESIDENCE

- 3 Bedrooms (Built in wardrobe to main bedroom)
- 4th Bedroom downstairs with tiled floor or home office.
- 1 Bathroom with Tub & Separate Shower New 2022
- Separate Toilet
- Rear Patio, with external power points (4x11 meters approx.)
- Front verandah with louvres
- Modern Kitchen with corner pantry and 2x pot draws
- Gas cooktop and electric oven
- Spacious open plan living combined dining and living area
- Repainted internally and externally 2022
- Vinyl planking flooring throughout
- Carpet to bedrooms new 2022
- New custom made curtains
- Flyscreens throughout
- Fans throughout
- Utility room and laundry area combined
- Carport
- 2nd Patio area off utility room
- High ceiling
- Electric Hot Water System
- Garden Shed
- Town Water

MAKE IT YOURS:

Perfect for the astute developer or owner occupier.

<http://remaximpact.com.au>

Each office independently owned and operated

Mareeba, QLD, 4880

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