

FOR SALE



## 8 Langton Avenue, Mareeba

Nestled in a prime position that offers unparalleled convenience, this property presents a unique opportunity that simply cannot be overlooked. Crafted from enduring clay brick construction and adorned with a classic white picket fence, the charm and inviting street appeal of this residence instantly set it apart from its counterparts on the market.

Positioned within a stone's throw of everyday necessities, the home's accessibility is unrivalled. A mere stroll brings you to the local Coles supermarket, with the added benefit of a zebra crossing ensuring safe and effortless access.

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Price: \$419,000

View: [remax.com.au/property-details/L26222481](https://remax.com.au/property-details/L26222481)

Aurelia Rogato

M 0418 183 555

RE/MAX Impact, Mareeba

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Step inside to discover a seamless open plan living arrangement that encourages both comfort and connection. The living area, adorned with tasteful tiling, welcomes you into a space that is as versatile as it is inviting. The bedrooms, adorned with resilient vinyl flooring, promise a blend of coziness and practicality that caters to all your needs.

The allure of this home extends to its generously proportioned bathroom, a separate toilet adds an element of convenience, enhancing the functionality of the layout.

One of the standout features of this property is the rear access to a shed, providing both additional storage and versatile usage options. Whether you envision it as a workshop, a hobby space, or simply a place to stow away belongings, this added bonus amplifies the appeal of the property.

#### Walk to Coles Features:

- 3 Bedrooms, vinyl floors with built-in wardrobe to main bedroom.
- Kitchen with pantry and overhead cupboards
- Large main bathroom with shower
- Open Plan Living
- Separate Toilet
- Patio area
- Separate Laundry
- Carport
- Air conditioned- Main bedroom and lounge room
- Security Screens throughout
- Fans throughout
- Fully fenced
- Garden Shed 3x3 approx. with concrete floor

#### SHED

- Main Shed - 7m x 7m approx. Concrete floor and powered

#### CONNECTIVITY:

Sort Bike ride to Schools  
Approx 600m approx. to Coles

**MAKE IT YOURS: 8 Langton Avenue**

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OFFICE 07 4019 7797