

11 - 13 Langton Ave, Mareeba, QLD 4880

Sold - 22/01/2026

House 3 1 1



## OFFERS ACCEPTED UNTIL 18/01/2026

Move straight into a furnished and flawless home on 1,774m<sup>2</sup>! This is an extremely rare, once-in-a-lifetime opportunity to secure a modern, beautifully presented home set on a larger allotment than most in the neighbourhood, with two parcels of land combined. Offering space, privacy and comfort at an exceptional price, the home is immaculately maintained and completely move-in ready. As an added bonus, everything in the home and across the property is included in the sale, allowing you to effortlessly step straight into a comfortable and relaxed lifestyle.

**Open for Inspection**

By Appointment.

### Property Features:

- + 3 generously sized bedrooms with built-in wardrobes.
- + Modern bathroom with automatic roller shutter on the window and separate toilet.
- + Open-plan living and dining with excellent natural light and cool breezes.
- + Functional entertainer's kitchen with breakfast bar and direct access to the deck.
- + Outstanding double door fridge, cooktop, oven, rangehood and dishwasher all included.
- + Extra space adjoining the bedrooms is ideal as a second living area or home office.
- + Tiled living and wet areas, with modern carpeted bedrooms.
- + Air conditioning and ceiling fans throughout the entire home.
- + Security screens plus automatic roller shutters on some of the doors and windows.
- + Internal laundry and large linen cupboard.

### Outdoor Highlights:

- + 1,774m<sup>2</sup>, no rear neighbours, backing directly onto a nature reserve and the Barron River.
- + Large painted timber deck with ceiling fans and a roller blind for added shade and privacy.
- + Oversized tiled carport with additional separate parking space.
- + Paved driveway and paved parking area.
- + Peaceful, private setting with established gardens, mature trees plus a mango tree.
- + Garden shed with mower included.
- + Quiet and private environment.

### Listed By

LJ Hooker Atherton

