

185 Martin Ave, Mareeba, QLD 4880

Offers in the \$700,000's

Acreage 4 1



Acreage, Water and Potential in a Prime Location

Situated on the Atherton side of Mareeba, just minutes from town, this 4.79 acre property offers space, privacy, and outstanding potential. Rarely does land of this size come to market so close to town, making this a smart lifestyle and investment opportunity.

Open for Inspection

By Appointment.

Approximately 3 acres of the property is cleared and fenced, with flat, usable land ideal for horses, livestock, hobby farming or small-scale crops. A large dam holding water for most of the year, combined with a 6 megalitre channel water allocation, provides excellent long-term water security.

Whether you're seeking a lifestyle block, family acreage, rural investment, or a property to improve over time, this property represents outstanding value in a tightly held location.

House Features

- + Solid block home with 4 bedrooms plus office
- + Bathroom with Roman bath and separate toilet
- + Spacious, separate lounge room
- + Substantially sized rumpus/games room with flexibility to adapt or extend
- + Large cemented outdoor entertaining area suitable for family living and gatherings

Infrastructure and Improvements

- + Powered shed with concrete floor and double roller doors (fully lockable)
- + 2 garden sheds
- + Chicken pen and bird aviary
- + Tractor/horse shelter
- + Approximately 3 acres cleared, fenced and usable
- + Sizeable dam holding water for most of the year
- + Shelter suitable for horses, ponies or cattle
- + 6 megalitre channel water allocation included in the sale
- + Water gravity fed from channel to house tank, then pressure pumped into the home

Listed By

LJ Hooker Atherton

