

**25 Royes Street, Mareeba, QLD, 4880**

**House For Sale**

Saturday, 30 November 2024

25 Royes Street, Mareeba, QLD, 4880

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Super-Sized Family Living - Packed with Value!**

Don't settle for cramped, average living. Step into BIG FAMILY LIVING with this value-packed home, designed for comfort and convenience. This property has spacious interiors, versatile extras, and plenty of outdoor charm, and is perfect for growing families or those seeking extra room to live, work, and play.

### **SUPERSIZED FEATURES:**

- 4 Bedrooms - Carpeted, with a walk-in robe and ensuite to the main bedroom.
- Main Bathroom - Includes a bathtub, separate shower, and separate toilet.
- Office Space - Fully air-conditioned and ready for work or study.
- Modern Kitchen - Updated with a pantry and abundant storage.
- Large Open Patio Area - Perfect for outdoor dining and entertaining.
- Separate Laundry - Convenient and functional.
- Single Carport - Located at the front of the house.
- Security Screens & Ceiling Fans Throughout
- Fully Privacy Fenced
- Electric Hot Water System

### **SHED:**

Studio Shed Conversion - Approx. 9m x 9m, converted into a versatile studio with a separate room and added awnings. It is ideal as an art studio, teenage retreat, or hobby space, with double roller doors flooding the area with natural light.

### **CONNECTIVITY**

2.6km to Mareeba Post Office

Located near the Mareeba Golf Club

### **MAKE IT YOURS:**

This property offers the ultimate combination of space and versatility, making it ideal for families, professionals, or anyone seeking a lifestyle upgrade.

Conveniently located just minutes from town, this home delivers both practicality and value. The converted studio space adds a unique touch, ideal for hobbies, a home business, or a retreat. If you're looking for a property that offers space, and functionality, this is the home for you.

### **MAKE YOU MOVE:**

Let us know if we can provide further assistance with any inquiries you may have regarding this property or the broader real estate market.

Call Aurelia Rogato 0418 183 555 or 4019 7797; the Team at RE/MAX Impact will help you find the perfect property.

\*Please note previous internal photos of the house have been used, as the property is currently tenanted.