

# 12 Callide Crescent, Barney Point, QLD, 4680



## House For Sale

Wednesday, 18 December 2024

12 Callide Crescent, Barney Point, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

### **Modern 3 Bedroom Home with a Double Bay Shed**

Welcome to 12 Callide Crescent, Barney Point. Situated 5 minutes from the Barney Point Beach. This property offers a modern and contemporary design. Situated on a 607m<sup>2</sup> allotment with fantastic side access and a powered double bay shed.

Built in 2011, this home offers spacious living, perfectly designed for buyers with two living areas, air conditioning and a spacious open plan living area. Suitable for the astute investor or the eager first home buyer seeking a sea change.

The heart of the home is undoubtedly the expansive, open-plan living space that seamlessly integrates indoor and outdoor living. The kitchen is fitted with an electric cook top and oven, big walk-in pantry space and stone bench tops, it has been well designed and built to suit entertainers and the chefs in the family.

With a layout designed for comfortable family living, the master suite offers seclusion with its walk-in robe and ensuite. The two additional bedrooms are fitted with built-in robes, carpets and air conditioning. The additional bedrooms are serviced by a central bathroom, conveniently located for accessibility.

Externally the property sits on a flat convenient block with double gate side access, perfect for storing a boat or caravan.

\*The tenant's furniture has been edited out for privacy.

\*Currently tenanted at \$550 per week until February

\*Rental Appraisal is \$550-\$570 per week.

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.