

**3 Lilyann Close, Calliope, QLD, 4680**



**House For Sale**

Wednesday, 18 December 2024

3 Lilyann Close, Calliope, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Donnella Merrett  
0400799180

## MODERN AND SPACIOUS HOME, SIDE ACCESS AND LARGE BLOCK!

This well maintained home, built in 2010, offers the perfect combination of space, comfort, and functionality. Situated on a generous 1,032m<sup>2</sup> block in a quiet cul-de-sac, this property is ideal for families, investors, or anyone looking for a move-in-ready home.

Whether you're entertaining on the back patio, enjoying the spacious yard, or relaxing in the air-conditioned comfort, this home has something for everyone.

### At a glance:

- Four Spacious Bedrooms: Each equipped with built-in robes and ceiling fans for year-round comfort.
- Master Suite: Air-conditioned master bedroom featuring a walk-in robe and a modern ensuite for added privacy and luxury.
- Well-Appointed Kitchen: Includes an electric stove, oven, and dishwasher, along with ample storage and bench space to make meal preparation a breeze.

### Living Areas:

- A large, tiled open-plan living area with air conditioning and direct access to the back patio.
- A separate, carpeted lounge area perfect for family movie nights or a quiet retreat.
- Family Bathroom: Main bathroom includes a separate bathtub and shower, with the main toilet conveniently located separately.
- Outdoor Space: Fully fenced backyard with double-gate side access, providing plenty of space for kids, pets, or additional storage for boats or caravans.

### Additional Features:

- New carpets throughout, adding a fresh and modern feel.
- Double lock-up garage with internal access for convenience.
- Council rates \$ 3,900 Per annum approximately
- Current rental estimate is \$560 to \$580 per week.
- Last know rental increase was 18 November 2023, with no current lease in place.

Nestled in a quiet street, this property offers peace and privacy while being just minutes from local amenities.

Don't miss the opportunity to make this well-presented and tidy home yours.

📞 Contact Donnella today to arrange your inspection!

**\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\***