

**30 Woodward Avenue, Calliope, Qld 4680**



**House For Sale**

Tuesday, 7 January 2025

30 Woodward Avenue, Calliope, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Emma Dingle  
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**\$550,000**

This 4 bedroom rendered and brick home is located in the popular "Cloudscape Estate", set on an elevated 639sqm fully fenced allotment. Close to all amenities, this property will appeal to owner occupiers or investors alike. The home has a wider welcoming tiled entry hallway leading through to a large separate carpeted lounge adjacent a galley style kitchen with island bench. The kitchen has an electric cooktop and oven, rangehood and dishwasher. The kitchen is also open to a spacious tiled dining/living area. The entire area is air conditioned. The bedrooms are located off the hallway and are all carpeted and built in while the main bedroom has an ensuite and walk in robe. The main bathroom offers both separate bath and shower with vanity and there is a separate toilet, both rooms conveniently located to the bedrooms. The 4th bedroom has built in shelving as well as a built in cupboard and feature timber wall paneling. Internally the home is finished in an appealing colour scheme with natural parchment curtains and neutral finishes which allows you to add your own style. Add the remote double garage, fully fenced yard and rear patio to sit and relax overlooking the firepit area and you have all you need in a home. The established gardens will appeal to the gardener with lovely lawn areas, vines and fruit trees. Electricity bills are offset by the solar (approx 6kw) and there is a rainwater tank for the gardens. The home also has NBN right the the home, offering great internet speed. Current rental appraisal - \$570pw - \$580pw Rates approx \$3,500 per annum Inspect to appreciate this home. Call Emma on 0419 714 937 for further information.