

7 Sun Court, Calliope, QLD, 4680



House For Sale

Thursday, 21 November 2024

7 Sun Court, Calliope, QLD, 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Donnella Merrett
0400799180

PERFECT FAMILY HOME OR INVESTMENT WITH SIDE ACCESS.

Discover the charm of this delightful home on Sun Court, Calliope. Perfectly suited for investors, families or first-time buyers, this property offers four comfortable bedrooms and two well-appointed bathrooms. Built in 2005, the house combines modern convenience with a welcoming atmosphere.

The double garage provides ample space for vehicles and storage, ensuring your needs are well catered for. Step into the spacious backyard that beckons outdoor enthusiasts and garden lovers alike. The side access is a practical addition, offering ease of entry for trailers or additional vehicles. This outdoor space is perfect for hosting gatherings or simply enjoying a quiet afternoon under the Queensland sun.

Whether you're looking to cultivate a garden or create a play area for children, this backyard provides endless possibilities. Located in Calliope, you'll enjoy the benefits of a thriving community with nearby parks and recreational facilities. With its attractive price point, this property won't stay on the market for long.

At a glance:

- Low set brick home built in 2005, set on 745 m2 block, side access and fully fenced back yard.
- Spacious Living: Four generously sized bedrooms, including a master suite with air conditioning, walk-in robe, and ensuite.
- Functional Design: The well-appointed kitchen is centrally located, overlooking the open-plan family and dining areas, making it the hub of the home.
- Comfortable Living Spaces: Enjoy a separate air-conditioned lounge room, perfect for movie nights or quiet relaxation.
- Outdoor Entertaining: Step out onto the covered patio and make the most of Calliope's stunning climate.
- Room to Expand: The fully fenced backyard offers side access and plenty of space for a pool, shed, or for kids and pets to play.
- Council rates per year \$4000 approximately.
- Prior lease price \$385 and last known rental price change 11/11/2023 with no current lease/tenancy in place.
- Estimate rental appraisal is \$560 to \$580 per week.

Whether you're looking for a forever home or a smart addition to your investment portfolio, 7 Sun Court ticks all the boxes.

Contact Donnella today for more information or to schedule an 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****