

**8 Sun Court, Calliope, QLD, 4680**



**House For Sale**

Sunday, 3 November 2024

8 Sun Court, Calliope, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stacey Marjoram  
0749757271

## **Cul de Dac Beauty**

### Cul de sac Beauty

Invest or Nest with this great package that is sure to be well received to the market.

We offer 8 Sun Court a charming, comfortable and convenient property located in a great little cul de sac with bushland your rear neighbour. A short walk to Calliope Central Shopping Complex, Calliope Village Stores, Primary and High Schools and Parklands. This one ticks many boxes.

The house itself is lowset with easy access given the block is relatively flat. Internally you are greeted by the separate lounge room which features vinyl strip flooring, ceiling fans and vertical blinds.

The hub of the home is the tiled, open plan family, meals and kitchen. There is no doubt this area will be popular. It's access from the informal living to the patio which flows seamlessly out to the backyard.

The kitchen is neat and tidy with large corner pantry, ceramic cooktop, under bench oven and 1 ½ bowl sink for convenience.

The floorplan utilizes the 4th bedroom perfectly. Situated off the family room with cavity sliders it could adapt to whatever purpose you require. A 4th bedroom with built-in or an activity room with storage. The list goes on.

The Master is a good size boasting walk in robe and ensuite bathroom with oversized shower. The remain two bedrooms have ceiling fans and built-in cupboards.

The family bathroom has separate bath and shower and there is a separate toilet.

The double remote garage has internal access into the home and keeps your cars, secure out of the weather.

This property shines with the amazing backyard. Fabulous unrestricted vehicle access and room for a large shed, pool and space to extend your current patio if desired. The opposite side also has gates and could easily fit the box trailer or camper.

Fully fenced, but maintenance is needed on rear fence which is currently on a lean.

The market is screaming for lowset 4 bedroom, 2 bathroom brick homes in a position such as this, it is sure to suit both home owner and investor. Call Stacey Marjoram for your opportunity to inspect 0438 728 769.

Current Rental Expectation: \$550 per week

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