

# 122 North Ridge Drive, Calliope, Qld 4680



## Sold House

Tuesday, 12 March 2024

122 North Ridge Drive, Calliope, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Donnella Merrett  
0400799180

**\$420,000**

Nestled in the serene Calliope township, 122 North Ridge offers a sublime blend of comfort and convenience, a mere 15-minute drive from the bustling satellite town of Gladstone, QLD. This four-bedroom, two-bathroom house stands as an impeccable investment opportunity or a delightful family home on a generous 754-square-metre corner block. Upon entry, one is greeted by four spacious bedrooms, each adorned with ceiling fans, plush carpets, and built-in robes replete with practical shelving. The master suite, a true haven, boasts air conditioning, an ensuite, and a walk-in robe, ensuring privacy and comfort. The heart of the home unfolds into a combined living and dining area, anchored by an open-plan kitchen. This central space opens up the house, creating an airy, inclusive atmosphere, ideal for modern living. The kitchen, a culinary delight, is equipped with stainless steel dishwasher, electric stove, and oven, promising ample space for all your cookware and utensils. Adjacent to the open-plan area, a separate carpeted lounge offers a cosy nook for relaxation, media entertainment, or playtime, accommodating every member of the household. The main bathroom is thoughtfully designed with a separate bathtub, shower, and toilet, complementing the convenient layout of this well-appointed abode. The practicality extends to a separate laundry with outdoor access and an outdoor patio area, perfect for al fresco entertaining. A large, fully fenced backyard features double gate side access, providing secure storage for a boat or caravan. With parking for two vehicles, this property presents a prime choice for investors and families alike, promising a blend of lifestyle and community in the heart of Calliope. This residence is more than just a house—it's the backdrop to your future memories. At a glance: - Low set brick home, built in 2008, set on 754m<sup>2</sup> corner block. - Four good sized bedrooms, newly installed carpets, all with ceiling fans and built in cupboards. Main bedroom completed with private ensuite and walk in robe. - Air-conditioned large open plan living, dining and kitchen with a second media room located off the kitchen. - Kitchen offers new dishwasher, wall oven, electric cooktop, pantry and breakfast bar seating. - Main bathroom includes, vanity, shower and bathtub. - Separate laundry. - Undercove patio leads out to fully fenced back yard with side access. - Two car lock up garage. - Council rates \$3,500 per annum approximately. - Estimate current rental range \$480 to \$500 per week. This residence is more than just a house—it's the backdrop to your future memories. Contact Donnella today for more information or to arrange your private viewing.