

# 14 Calimon Court, Coalfalls, Qld 4305



## Sold House

Thursday, 26 October 2023

14 Calimon Court, Coalfalls, Qld 4305

Bedrooms: 4

Bathrooms: 2

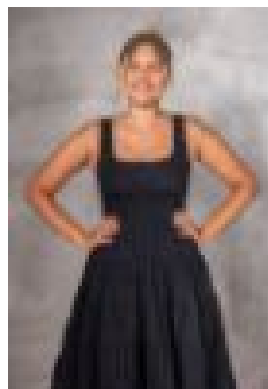
Parkings: 2

Area: 615 m2

Type: House



Ben Walker  
0418160960



Chloe Liston  
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**\$490,000**

This well-maintained low-set brick property located at 14 Calimon Court, offers a compelling investment opportunity. The house boasts four spacious bedrooms, with the main equipped with an ensuite bathroom. The large lounge area provides ample room for relaxation and entertainment while two bathrooms cater to the needs of a busy family or multiple tenants. The property features a covered patio perfect for outdoor dining or leisure activities. A fully fenced yard ensures security and privacy. Conveniently situated close to schools, shops, public transport facilities and the central business district (CBD), this property offers easy access to essential amenities increasing its appeal to potential renters. Features:- 4 bedrooms (master includes ensuite and robe)- Modern bathroom- Sleek kitchen with modern Euro appliances- Current rented for \$400 per week until May next year - Updated appraisal \$440-\$480- 615sqm block- Double lock up garage - Outdoor entertainment area This motivated seller is not testing the market. With crystal clear instructions to submit all offers, this could represent fantastic buying for the lucky purchaser.