

2/61 Katherine Road, Calliope, Qld 4680



Sold Townhouse

Tuesday, 9 April 2024

2/61 Katherine Road, Calliope, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: Townhouse



Donnella Merrett
0400799180

\$315,000

Nestled in the tranquil surroundings of Calliope, 2/61 Katherine Road stands as an exceptional opportunity for investors or those seeking a lifestyle of comfort and convenience. This contemporary townhouse offers a blend of modern living and relaxed charm, sure to capture the attention of discerning buyers. As you step inside, you'll be greeted by a spacious, tiled lounge and dining area. The open-plan design seamlessly integrates indoor living with outdoor relaxation, as glass sliding doors open onto a private back patio and yard - perfect for alfresco dining or unwinding after a busy day. The heart of this home is the modern kitchen, equipped with stainless steel appliances, including a stove, oven, and dishwasher, catering to the needs of the aspiring chef or busy family. The downstairs also features a separate laundry room, providing practical access to the double lock-up garage, ensuring security and convenience for your vehicles and storage needs. Upstairs, three generously sized bedrooms offer retreats of peace and privacy. Each room is fitted with built-in robes, ceiling fans, and carpeting for added comfort. The main bedroom boasts an ensuite and air conditioning for those warmer Queensland days.

At a glance:-Built in 2012 set in a quiet complex of four units.-Downstairs offers air-conditioned open plan living with kitchen, dining, living with two sliding door access to under cover patio.-Modern kitchen includes dishwasher, electric oven/ cooktop, stone benchtops and pantry.-Separate powder room downstairs for convenience.-Upstairs, three spacious bedrooms, all with ceiling fans, built in cupboards.-Master bedrooms presents with plenty of cupboard space, ensuited bathroom and split system air-conditioning.-Undercover patio leads out to private fully fenced courtyard.-Two car garage with remote controlled roller door.-Council rates \$3,500 approximately per annum, including water.-Body corporation levies \$1900 approximately per annum.-Estimate rental appraisal is \$450 to \$470 per week. Situated in a quiet complex of just four townhouses, this property presents a superb investment opportunity or an idyllic haven for easy lifestyle living. With its prime location and low-maintenance appeal, 2/61 Katherine Road is an offering not to be overlooked. Don't delay contact Donnella today for more information or to book your private 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**