

# 2 Lowana Court, Calliope, Qld 4680

## House For Sale

Thursday, 13 June 2024



2 Lowana Court, Calliope, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 880 m2**

**Type: House**



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## Offers From \$395,000

For those with multiple vehicles or a caravan, the extra outdoor area can double as additional parking space. With a land size that provides room to breathe and a home that promises comfortable living, 2 Lowana Court is a true gem awaiting its new owners. Step inside this delightful, low set home situated at 2 Lowana Court, nestled on a generous 880 square metre corner block in the township of Calliope, QLD, 4680. With its 3 well-proportioned bedrooms, each boasting built-in wardrobes and air-conditioning, this home is perfectly poised to cater to first-time buyers, those looking to downsize, or the savvy investor. The property offers charm with an open-plan living and dining area, also air-conditioned, creating a refreshing and comfortable space for family gatherings. The adjoining kitchen serves as the heart of the home, offering ample cupboard space, an electric oven, and cooktop. Step out to the under-patio featuring a bespoke BBQ nook, ideal for al fresco dining and social occasions. Outside, the advantages continue with side access leading to a two-bay shed and a separate garden shed, providing an abundance of storage options. The substantial yard still affords plenty of space for the children to frolic or additional parking facilities if required. The residence is further enhanced by a solar power system, ensuring energy efficiency and lower electricity bills. The main bathroom is well-appointed with a bathtub, separate shower, and vanity, ensuring convenience and comfort for all residents. At a glance: - 6 x 4 mtr (approx.) shed with rain water tank and 3 x 3 garden shed located in back yard. - Three good sized bedrooms, all with air-conditioning, built in robes, ceiling fans and security screens. - Air-conditioned open plan living and dining along side kitchen that offers plenty of cupboard space, electric oven and cooktop. - Bathroom includes bathtub, shower, vanity and separate toilets. - Separate laundry with access door out to clothesline. - Undercover back patio with BBQ nook. - Extra undercover area for entertainment or parking spaces. - Two car open carport. - Solar panel power system. - Council rates approximately \$3,600 per annum. - Currently rented at \$375 per week until October 2024 and last known rental price change 13th October 2023. - Estimate rental appraisal is \$490 to \$510 per week. This charming property is not only about the comfort within but also the lifestyle it affords. Positioned in a quiet pocket of Calliope, yet a mere 15-minute drive from the vibrant Gladstone region, residents can enjoy the tranquility of country living with urban conveniences at arm's reach. The locality boasts childcare facilities, primary and high schools, and a shopping complex complete with local doctors and a chemist. Don't delay contact Donnella today to book your private inspection. \*Please note 24 hours' notice is to be given prior to inspection. \*Images have been edited for marketing purposes. \*\*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\*\*