

# 22 Kylee Crescent, Calliope, Qld 4680

## House For Sale

Thursday, 9 May 2024



22 Kylee Crescent, Calliope, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 987 m2**

**Type: House**



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**\$475,000**

Tucked away in a quiet and leafy cul-de-sac this stylish highset home captures magnificent mountain views in the distance which truly need to be seen to be appreciated. This elevated location is breezy and private for those seeking their little slice of tranquility. Situated on a spacious 987m<sup>2</sup> allotment and positioned within walking distance to Calliope Central Shopping Centre, Calliope Bowls Club and both the primary & high school this convenient location is perfect for families both young and old. Upstairs; - Timber deck overlooking the expansive mountain views this elevated area has to offer. Whether it's a morning coffee or afternoon beverage this stunning outlook can be enjoyed all year round. - Ultra modern kitchen equipped with dishwasher, electric oven, electric cooktop, stainless steel rangehood, breakfast bar, tiled splashback and plenty of storage throughout. - Spacious open plan living and dining area perfectly positioned well away from all bedrooms. Featuring stunning polished timber floors, split system air conditioning and blinds this well-sized area is light and bright. - Three generously sized bedrooms all offering split system air conditioning, timber floors, built in robes and blinds. - Main family bathroom features shower over bath, vanity and toilet. - Tiled laundry with linen cupboard and direct access to the outside clothesline. Downstairs; - Fourth bedroom gives this home that added versatility that most don't have to offer in the current market. Whether used as a teenagers retreat, parents retreat or guest bedroom this studio style space can be utilized in many ways. - Second bathroom offers the modern day look with shower, small vanity and toilet. - Single lock up garage with roller door access. The height in this space allows you to build additional bedrooms should you ever need more space for the family. - Established gardens throughout the property gives this home that real homely feel that these early 2000 Calliope homes has to offer. - Additional parking bay at the entry of the property which is ideal for those looking to accommodate a caravan, boat or extra vehicles. - Council Rates - \$3,300 approx per annum. - Rental Appraisal: \$570 to \$600 per week approx. The charm and character of this home really sets it apart and if you're looking for a home with personality then look no further as 22 Kylee Crescent, Calliope could be the home that you've been waiting for. Contact Michael Byrnes on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) before it's too late. \*\*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\*\*