

**3 Brown Street, Calliope, Qld 4680**



**House For Sale**

Monday, 10 June 2024

**3 Brown Street, Calliope, Qld 4680**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Emma Dingle  
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## Offers over \$380,000

Welcome home! Walk right in and sit right down! There is nothing to be done here. This low maintenance home, set on a well maintained 1,012sqm fully fenced allotment is the perfect property for owner occupiers or investors alike. Conveniently located, this lowset home offers the following features:- Spacious air conditioned lounge area with appealing timber vinyl plank flooring. A feature wall with shelving provides additional appeal to the area.- Modern u-shaped kitchen with gloss cabinetry. Double pantry with upright stove.- Kitchen area open to dining.- Three bedrooms with ceiling fans. Two bedrooms with air-conditioning.- Main two way bathroom with second shower and toilet.- Single remote garage with double front carport.- Garden shed with additional lawn locker for storage.- Full length covered verandah at the front with rear covered patio complete with solar heated spa.- Many recent improvements to the home including approx 6kw solar, rainwater tank, some new lights and fans, air-conditioning, recharged termite barrier and some new fencing. Don't miss this opportunity to acquire a low maintenance property on a great quarter acre block. Backing onto undeveloped land at the rear you are afforded a lovely rural outlook and yet, being on the Gladstone side of Calliope, you are close to all conveniences and just a short drive to town. Contact Emma Dingle on 0419 714 937 for further information.