

**33-35 Settlers Drive, Kalbar, Qld 4309**



**House For Sale**

Wednesday, 29 May 2024

33-35 Settlers Drive, Kalbar, Qld 4309

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1471 m2**

**Type: House**



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Janine Geck

**\$899,500**

Nestled in the scenic beauty of Kalbar, this modern home offers the perfect blend of spacious living with rural town charm. The serene surroundings plus thoughtful design, this property promises a lifestyle of comfort and convenience within walking distance to the local shops, cafes and the renowned Kalbar Hotel. Situated on a generous 1471sqm property, this low set home boasts a spacious layout with 4 bedrooms, 2 bathrooms including an ensuite in the master bedroom. The fourth bedroom doubles as a versatile study, offering flexibility to accommodate your lifestyle. Enjoy outdoor living at its finest with an inviting entertaining area wrapping around two sides of the home. Equipped with blinds for added sun protection and privacy, this space is ideal for hosting gatherings for family and friends or for relaxation. As an added bonus it features a 3-bay shed, providing space for two vehicles and a workshop area. Power is readily available in the shed, making it perfect for DIY projects or storage needs. There is plenty of space for caravan parking or a motorhome which adds value and functionality to the property. Property Features: • Two living spaces with separate dining area • Air conditioning in main bedroom and main living room • Ceiling fans throughout • 2 car garage attached to the house • 9m x 7.5m Shed (Two vehicle spaces high enough for caravans, 1 workshop bay) • Spacious outdoor living • 3000L rain water tank off shed • Side access on both sides of the home \*Disclaimer We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available. Prices may not include GST.