

7 Sunpoint Way, Calliope, Qld 4680



House For Sale

Wednesday, 17 April 2024

7 Sunpoint Way, Calliope, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 709 m2

Type: House



Stacey Marjoram

\$439,000

Sought after Calliope Chase opportunity now exist! All the I want's are catered for here. 4 bedrooms. 2 bathrooms. Double lock up garage. Vehicle access into the side yard to store the toys – Check! There are many things to like about 7 Sunpoint Way, Calliope. The position is fabulous, only a few minutes to walking tracks that take you around the rolling grasslands or directly to the local High School or Calliope Central Shopping Complex and beyond. Internally the property is tiled throughout all the main traffic areas which is fabulous! Once inside the spacious, air conditioned lounge greets you with feature cut outs allowing light to come from the front entrance way. The hub of the home aka the kitchen is at the rear and allows direct access from the garage which makes unloading the weekly groceries a breeze. The kitchen is well designed with plenty of storage and bench space, corner pantry, dual sinks. Good size fridge space, ceramic cooktop, microwave space and dishwasher. The kitchen is an open plan layout to the dining room which has direct access to the patio. Separated from the remaining 3 bedrooms the air conditioned master is at the very back of the home. This room is big, offers great storage space with a full length of cupboards and walk through access to the ensuite bathroom. The positioning of this room is well thought, close but not too close. The remaining 3 bedrooms have built-in robes and ceiling fans. Externally the patio whilst not huge has slates for privacy and could easily be extended if required. The backyard offers vehicle access up the side with the ability to fit a roof (STCA) along the side of the house to keep your toys out of the weather. If you're an investor the expected rental return in current market conditions would be \$530pw approx. If this property meets your needs, we recommend quick action. Call Stacey Marjoram 0438 728 769. Please note this property is tenanted so inspections by appointment are a must. Disclaimer: This advertisement has been prepared using our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All prospective purchasers should make their own enquiries to verify the information contained within.