

**8 Alpha Street, Calliope, Qld 4680**



**House For Sale**

Saturday, 11 May 2024

8 Alpha Street, Calliope, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stacey Marjoram  
0749757271

**\$399,000**

Location – Location – Location If position is important to you, read on. If a solid, double brick home appeals, read on. If you would like to squeeze your dollars, this is your chance! This truly delightful home is within walking distance to all amenities. Calliope Central Shopping Complex, Calliope High School as well as parklands and walking tracks all within 500m. Yet, you would never know. Set in a quiet, friendly street. Living here is a lifestyle. The current owner has lived in this home happily for almost 30 years, but it is time to move on. Your chance has arrived. Some key features of this package are the double brick construction with rendered finish. Lovely outdoor areas for you to enjoy with prevailing breezes. The property is move in ready, but some modernisation may appeal. You will enjoy a solar system to keep electricity bills at a minimum and a great, easy living floorplan for you to enjoy. The front verandah is the perfect spot for a cuppa and leads to the front entrance. Welcomed by the cozy, tiled lounge room complete with fireplace for those chilly winter mornings ahead. Straight through to the large, air conditioned, country kitchen and family meals area. There is room for a large dining table so the entire family can interact. The kitchen offers loads of storage, island bench and gas cooking facilities. The floorplan then splits, down one end is 2 of the bedrooms and there is a 3rd with second bathroom at the other. Perfect for guest or a teenage child. The master bedroom has 2 robes, a designated dressing room, ceiling fan and air conditioning. The 2nd bedroom is next door and offers built-in robe and ceiling fan. Separate toilet and family bathroom with bath and shower recess are located at this end. At the opposite end is the 3rd bedroom with robe, air conditioning, and ceiling fan. A second bathroom is located beside as is the large internal laundry which takes you through to the double lock up garage (1x remote). Out the back is a large, private patio approx. 12x3m in size, set in the fully fenced backyard with 6x3m garden shed for all the tools and mowing equipment. This space is perfect for group gatherings, large or small. The ceiling sheets have started to sag in the double garage, you may want to attend to at your leisure. All in all it is a fabulous package in a great location that won't break the bank. Hurry it is too good to miss. Ph Stacey Marjoram 0438 728 769.