

# 9 Callan Court, Eimeo, Qld 4740

## House For Sale

Monday, 20 May 2024

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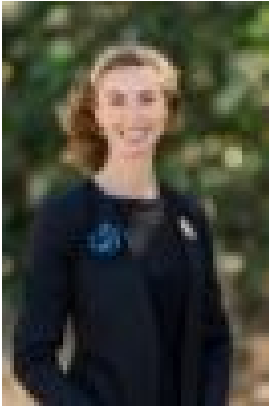
Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 737 m2

Type: House



Eve Phegan  
0422944513



Tina Sander  
0418878901

## Offers Over \$565,000

Set in a quiet cul-de-sac, 9 Callan Court presents an outstanding five-bedroom home on a generous 737m<sup>2</sup> block, superbly positioned with no rear neighbours to disrupt rural views and your peace and quiet. A hidden gem in a family-friendly court, minimal traffic ensures a peaceful environment only a five-minute drive from the sun-kissed shores of Eimeo Beach. Ideal for both the astute investor and the growing family, this well-structured residence promises ease of lifestyle and accessibility while offering a strategic addition to any investment portfolio. The kitchen impresses with its sleek stainless-steel appliances, elongated four-seat breakfast bar, abundant cabinetry, corner pantry, and chic square-edged benches. Elegant dove grey tiles, glass windows, and sliders enhance the sense of light and space. The open-plan kitchen, dining, and family areas offer seamless connectivity for everyday living and entertaining. A separate front lounge room provides a cosy retreat for intimate gatherings, all maintained at optimum comfort with ducted air conditioning throughout. The spacious, carpeted master bedroom includes a walk-in robe, triple-stacked glass mirror sliding doors and a floor-to-ceiling tiled ensuite with a toilet and shower. Bedrooms 2, 3, 4, and 5 are generously sized and feature built-ins, carpets, and air conditioning. Bedroom 3 can serve as a charming nursery with colorful Lion King wallpaper, while Bedroom 4 is currently utilised as a functional home office. The stylish main bathroom boasts a bath and a separate toilet. Additionally, the large, tiled laundry affords external access. Step outside to enjoy the views from the incredible 5.5 x 4.1m<sup>2</sup> entertainment area extending from the kitchen. This all-weatherproof, fully screened, and tiled space is perfect for entertaining. With dual-side access, a cyclone-braced double lock-up garage, and attic-style storage, the property continues to satisfy. The fully fenced backyard is a low-maintenance sanctuary, well-suited for kids and pets. A garden shed, lawn locker, and excellent water drainage ensure the home is as practical as it is beautiful. Take advantage of this chance to secure a thoughtfully designed and robustly featured family home in a thriving location. Whether you want to settle in or expand your investment portfolio, 9 Callan Court has everything you need. Contact us today to arrange an inspection! Rates- Approx \$3,707.56 P/A Rental Appraisal- \$640.00 to \$680.00 per week. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.