

36 Trudy Avenue, Calliope, QLD, 4680



House For Sale

Tuesday, 3 September 2024

36 Trudy Avenue, Calliope, QLD, 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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SPACIOUS FOUR BEDROOM HOME... SIDE ACCESS

New to the market and dressed to impress is 36 Trudy Avenue, Calliope. Privately positioned at the end of the driveway with side access and rear access to the yard... BONUS! Featuring a large floorplan with a neutral colour palette. A carpeted lounge room is situated at the front of the home. Calliope is a self-sufficient community with a country charm. Yet easily accessible to Gladstone.

Open the front door and make your way past the lounge room and into the air-conditioned open plan family and dining space. The kitchen is centrally located, complete with island bench and quality appliances.

The air-conditioned master bedroom is situated at the rear of the home featuring an ensuite and walk-in-robe. The three remaining bedrooms with built-in storage are located down the hallway, away from the living space. These bedrooms are serviced by the family bathroom and separate toilet. The internal laundry provides access to the side of the home.

The private alfresco area can be accessed from both the family and dining areas. A large yard with plenty of space for kids and pets. Side access from the front and gate access from the rear fence.

- Light and bright modern home in a popular area of Calliope
- Centrally located kitchen with island bench
- Air-conditioned open plan family/dining space
- Lounge room at the front of the home
- Air-conditioned master bedroom with walk-in-robe and ensuite
- Three additional bedrooms with built-in storage
- Double automatic garage with internal access
- Fully fenced (1,115sqm) approx. - limited neighbours
- Local schools and shopping facilities

Important Information:

- Rates: \$3,900/year (approx.)
- Fixed Term Lease to January 2025 at \$520/week
- Anticipated Rent - \$550-\$570/week

We all know the market is competitive... Your hesitation will result in disappointment. Call the listing agent for further information.

Why wait...?