







3 Carol Jones Place, Calliope

# GENEROUS FAMILY LIVING IN A QUIET CALLIOPE CUL-DE-SAC

SET ON AN ELEVATED 759M² ALLOTMENT, THIS WELL-PRESENTED FOUR BEDROOM HOME OFFERS A PRACTICAL FAMILY-FRIENDLY LAYOUT, GREAT OUTDOOR LIVING AND ALL THE EXTRAS THAT MAKE EVERYDAY LIFE EASY.

A separate lounge at the front of the home provides a welcome second living space, while the open-plan kitchen, dining and living area forms the central hub of the home and flows directly onto the covered outdoor patio.

With generous bedrooms, excellent storage, a private rear yard, firepit area, side access and solar, this is a home that offers both comfort and functionality in a popular Calliope location.

Property features include:

- Four bedrooms with built-in robes
- Main bedroom with ensuite
- Two bathrooms
- Separate lounge on entry
- Open-plan kitchen, dining and living area
- Split-system air-conditioning throughout

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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**FOR SALE**
$650,000+

**VIEW**
Thu 5th Nov @ 4:45PM - 5:15PM

**AGENTS**
Ludwig Ehrke
0490 742 956
lehrke.gladstone@ljhooker.com.au

**AGENCY**
LJ Hooker Gladstone
(07) 4972 2800

LJ Hooker

- Ceiling fans to bedrooms
- Central kitchen with corner pantry
- Main bathroom with separate bath and shower
- Dedicated laundry with built-in storage
- Covered outdoor entertainment area
" Separate firepit area
" Fully fenced 759m² allotment
- Private terraced rear yard
- Double-gate side access
- Garden shed
- Double remote garage with internal access
- 6.6kW solar system
- Elevated cul-de-sac position

Combining generous family living, a practical layout and great outdoor spaces, this home is ready to be enjoyed from day one. With plenty of room to relax, entertain and grow, along with the added benefits of solar, side access and a quiet cul-de-sac position, 3 Carol Jones Place presents an excellent opportunity for buyers looking for a comfortable and well-rounded family home in Calliope.

Additional Property Information
- Owner occupied
- Rental appraisal $600 - $620 pw
- Year Built 2007

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.
















## MORE DETAILS

| | |
|---|---|
| Property ID | KSJ1V |
| Property Type | House |
| House Size | 158 m2 |
| Land Area | 759 m2 |
| Including | Air Conditioning |
| | Fire Place |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Fully Fenced |
| | Remote Garage |
| | Solar Panels |

**Ludwig Ehrke 0490 742 956**
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Floor plan is provided by Gladstone Photography for illustrative purposes only and is not to scale. All information provided is a guide only and should be independently verified.

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