







3 Carol Jones Place, Calliope

TWO LIVING AREAS, OUTDOOR ENTERTAINING & SOLAR

THIS FOUR-BEDROOM HOME OFFERS TWO SEPARATE LIVING AREAS, COVERED OUTDOOR ENTERTAINING AND A 6.6KW SOLAR SYSTEM, POSITIONED ON A 759M² BLOCK IN A QUIET CALLIOPE CUL-DE-SAC.

The layout provides separation between the front lounge and the main living space, with the kitchen and dining area opening onto the rear patio. An established terraced backyard and separate firepit area complete the outdoor setting.

Property features include:

- Four bedrooms with built-in robes, including a main bedroom with ensuite
- Separate front lounge and open-plan kitchen, dining and living area
- Central kitchen with corner pantry
- Split-system air-conditioning and ceiling fans throughout
- Main bathroom with separate bath and shower
- " Covered outdoor entertaining area and separate firepit space
- " Fenced 759m² block with a terraced rear yard, double-gate side access and garden shed

4 2 2

FOR SALE
$645,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Gladstone
(07) 4972 2800

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Double remote garage with internal access
- Dedicated laundry with built-in storage
- 6.6kW solar system

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
Sales Agent | lehrke.gladstone@ljhooker.com.au

LJ Hooker Gladstone (07) 4972 2800
43 Tank Street, GLADSTONE QLD 4680
gladstone.ljhooker.com.au | reception.gladstone@ljhooker.com.au

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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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LJ Hooker