

## Calliope, 3 Kirkpatrick Court

Waiting for a New Family to Love

LJ Hooker Boyne Tannum is pleased to present 3 Kirkpatrick Court, Calliope.

This delightful 4 bedroom, 2 bathroom home is perfect for families, first home buyers or investors. Situated in a quiet cul de sac this property offers modern living with functionality and charm.

### Features:

- 4 bedrooms all with built in robes
- Good size airconditioned master bedroom with ensuite and walk in robe
- Raised spacious living room with airconditioning
- Huge airconditioned dining area perfect for entertaining guests or cozy family dinners
- Modern Kitchen with dishwasher and plenty of cupboards space making cooking a breeze
- Tinted Windows to keep the home cooler in summer
- Second family bathroom, perfect for the rest of the household or guests.
- Back deck to enjoy morning coffees or evening bbq's



**Disclaimer:** 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**  
Please Call

**View**  
[ljhooker.com.au/W9CGW2](http://ljhooker.com.au/W9CGW2)

**Contact**  
**Lisa Emmert**  
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[lemmert.boynetannum@ljhooker.com.au](mailto:lemmert.boynetannum@ljhooker.com.au)

**LJ Hooker Boyne | Tannum**  
**(07) 4973 7277**

Double Garage plus side access

1.5kw solar panels

Easy walk to the park, close to sporting grounds and school.

This home isn't just about the space - it's about the lifestyle. Whether you're starting out, growing your family, or looking for an investment property check this out today. Call Lisa for your private inspection.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

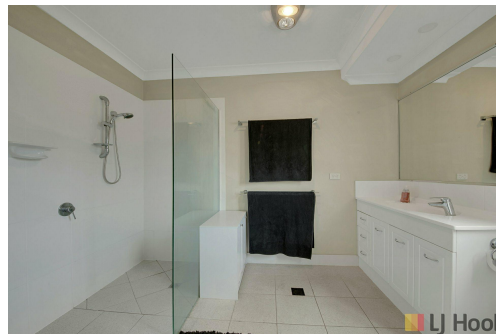
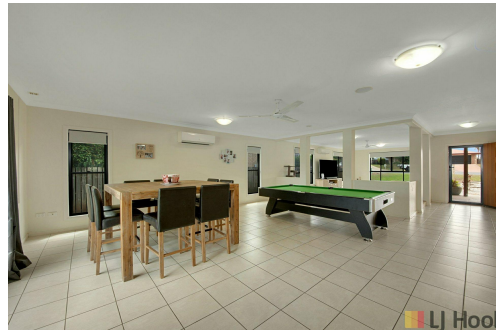
Property ID	W9CGW2
Property Type	House
Land Area	709 m²

**Lisa Emmert 0438 737 769**

Sales Consultant | lemmert.boynetannum@ljhooker.com.au

**LJ Hooker Boyne | Tannum (07) 4973 7277**

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