



20 Trudy Avenue, CALLIOPE, QLD 4680

Executive Family Living with Pool, Shed & Space to Entertain!

When it comes to comfort, functionality, and a quiet, family-oriented lifestyle, 20 Trudy Avenue, Calliope combines all these features into one beautiful home.

Elders Gladstone and Tannum Sands are ecstatic to present this gem to the market for the first time. Built in 2011 by reputable local builder Watson Homes, this property has been uniquely designed to stand out. Boasting a massive 280m² under roof, with a stunning pool and shed on a generous 1,101m² block, this home is sure to impress!

With marvellous street appeal, you'll be enthralled by the wrap-around timber decks, charming bay windows, and a classy double-door entryway that warmly welcomes you home.

Upon entering, you're greeted by a spacious open-plan layout encompassing the family, dining, and kitchen areas. Complementing this space is a separate media room, complete with plush carpets and ducted air conditioning-perfect for cosy movie nights with the family.

The kitchen commands attention with its magnificent design, featuring Sydney Blue Gum benchtops, an island breakfast bar, ample storage, electric appliances, and a

TYPE: For Sale

INTERNET ID: 300P183990

SALE DETAILS

Offers over \$899,000!

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

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servery window that opens directly to the outdoor entertaining area. It's a dream space for the family chef!

The home offers four generously sized bedrooms. The master suite is a private oasis, featuring a walk-in robe, beautiful bay windows that flood the room with natural light, a chic ensuite, and direct access to the external deck. All bedrooms include ducted air conditioning, plush carpets, ceiling fans, and built-in robes. The spacious family bathroom is well-appointed with a separate bath and shower.

Step outside-this is where the excitement begins!

The wrap-around covered alfresco and adjoining pool area create an idyllic setting for entertaining or simply relaxing with a cool drink while enjoying the privacy and established gardens. It's the perfect spot to unwind during the warmer months.

Additional Features Include:

- Double carport and double-bay shed with mezzanine floor
- Concrete landing with double gate access for a boat or caravan
- Solar hot water system
- Carpets replaced in 2024
- Full internal repaint completed in 2021
- Security screens throughout

Properties of this calibre don't last long! This executive-style home is ready for its new owners to move in and enjoy.

Keep an eye out for the open home next Saturday the 30th of August.

Walk-through video available at 0477 697 727 or 0497 508 122.

*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.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Pool, Prestige Homes

- Land Area 1,102.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport
- Ensuite







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