



## 7 Farmer Street, CALLIOPE, QLD 4680

### Timeless Charm on a Rare 1 Hectare Block

Brimming with charm while offering the comforts and conveniences of modern living, this beautifully presented home at 7 Farmer Street, Calliope is set on a picture-perfect 1 hectare block, complete with a quality shed. From the moment you arrive, it's clear there is a lot to love about this exceptional package. Elders Gladstone and Tannum Sands are proud to present this rare offering to the market - an opportunity not to be missed.

The home itself blends timeless character with thoughtful design. Front and rear entertaining decks provide tranquillity and the perfect spaces to relax or entertain, offering elevated positions to soak in the peaceful outlook and surrounding greenery.

Internally, polished timber floors flow throughout, enhancing the warmth and character of the home. High ceilings and feature cornices further highlight its classic appeal, while air conditioning to the living area ensures year-round comfort.

Accommodation includes three good-sized bedrooms, two of which feature built-in robes and air conditioning, providing comfortable spaces for the whole household. Servicing the home is a beautifully renovated bathroom, complete with floor-to-ceiling tiles, a spacious shower, and a vanity offering excellent storage.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P185039

#### SALE DETAILS

**Offers over \$749,000!**

#### CONTACT DETAILS

**Jay Murray-Lowe**  
0497 508 122

The well-planned kitchen provides ample bench space and stainless steel appliances, making meal preparation both practical and enjoyable.

Downstairs is fully concreted, offering excellent storage with room for the car, lawn mower, kids' toys or workshop equipment.

Completing the picture is a generous 7m x 6m shed with approximately 4m clearance, ideal for vehicles, tools or hobbies, along with plenty of additional space to park caravans, boats and all the toys.

Other Features Include:

- Recently painted internally and externally
- Town water
- Secondary toilet off the back deck
- Fully fenced yard with lockable front gate

Properties of this nature are few and far between - a 1 hectare block located just minutes from Calliope's township. Whether you're purchasing your first home or searching for extra space and lifestyle, look no further. Contact Jay today to arrange your private inspection.

\* Tenants in place on Fixed Term Lease @ \$430 Per week until 8.6.26

\* Council Rates Approx \$2,510 per year (excluding water)

\* Images have been edited for the Tenants Privacy

\* 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.

Other features: Area Views, Bush Retreat, Close to Schools, Close to Shops, Close to Transport

- Land Area 1 hectare
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport
- Floorboards









