



30 Tarrawonga Drive, CALLIOPE, QLD 4680

Modern, Move#In Ready Family Home in a Quiet Calliope Street

Elders Gladstone and Tannum Sands is thrilled to be presenting 30 Tarrawonga Drive to the market, this property has been updated throughout with contemporary features and the owners have made it easy, so all the buyer needs to do is move in!

Positioned in a quiet, family friendly street, this well presented modern home delivers effortless living with generous proportions, neutral finishes and a highly functional layout ideal for families, first home buyers or investors alike.

From the welcoming street appeal through to the spacious open plan interior, the home has been thoughtfully designed to maximise natural light, comfort and everyday practicality. At the heart of the home is the expansive open plan kitchen, dining and living area, offering ample bench space, quality appliances and excellent storage.

This central hub flows seamlessly to the covered outdoor entertaining area, creating the perfect setting for alfresco dining while overlooking the fully fenced backyard - ideal for children and pets.

Multiple living zones provide flexibility for growing families, with a separate lounge

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: 300P192003

SALE DETAILS

Offers over \$679,000!

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

offering a quiet retreat or media space. With ducted air conditioning throughout, wherever possible you will find comfort in the warmer months.

The bedrooms are well proportioned, featuring built in wardrobes, ceiling fans and soft carpeting, while the master suite enjoys its own private ensuite for added privacy, and comfort.

Both bathrooms are light, modern and functional, with the main bathroom including a separate bathtub and shower, well suited to family living. Neutral tones throughout enhance the sense of space and allow for easy personal styling.

Completing the home is a double lock up garage, low maintenance landscaping and an easy care block, making this property a practical and comfortable choice with nothing left to do but move in and enjoy. This is an outstanding opportunity to secure a quality home in a convenient and desirable location.

Rental Appraisal - \$580 - \$600 per week

Council Rates- Approx. \$3,700 per annum excluding water

With properties in Calliope being snapped up, do not wait until it's too late to jump at this opportunity. Contact Jay Murray-Lowe today to organise a viewing or keep an eye out on the open homes!

* 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: Close to Schools, Close to Shops, Close to Transport

- Land Area 711.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





