

Sold



6 McCallum Ct, Middle Ridge



Nothing To Do – Just Move In

This impeccable family home in the very sought-after suburb of Middle Ridge is set at the end of a quiet cul-de-sac with elevated Northerly views to Picnic Point. This ex-DHA home (Defence House) has been impeccably maintained and presented with brand new carpet and professionally painted inside and out. There is absolutely nothing to do here accept move in and enjoy your own piece of Middle Ridge.

The functional layout has the dining and living spaces at the Eastern end of the home and the bedrooms to the west. Of the 4 bedrooms, there are 2 double rooms and 2 king rooms, including the air-conditioned main bedroom with walk-in-robe and open Ensuite with large shower (double), vanity and toilet. The bedrooms all contain large wardrobes and ceiling fans, and the main bathroom contains shower, bath and vanity and neighbours a 2nd separate toilet.

The large kitchen is part of the air-conditioned open-plan living/dining space and will be the heart of the home with its impressive north facing vista and the abundance of natural light. There is ample storage space and bench prep areas and a large eat-up kitchen bar. There is access to the covered outdoor space off the kitchen, perfect for those lazy weekend BBQ's.

Outside:

The low maintenance yard is fully fenced the rear and has side access perfect for trailer storage. There is a 3x3m garden shed and rainwater tank in the back corner of the property and established gardens around the

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Price	SOLD for \$650,000
Property Type	Residential
Property ID	34
Land Area	624 m ²

Agent Details

Bryan Gray - 0414 568 936

Office Details

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PICKET FENCE
PROPERTIES
SELLERS' AND BUYERS' AGENTS

fence-line allowing enough grassed area for the kids/pets to play. The front yard offers great Northerly views with potential for a front patio/2nd outdoor space.

This home is in great condition and perfectly presented and positioned. Contact Bryan Gray for Open House times or to arrange a private inspection.

In Short:

- 4 built-in bedrooms (Main with WIR & Ensuite)
- Main Bathroom (Shower, bath, vanity) & separate 2nd toilet
- Open plan Kitchen/Living/Dining & 2nd living area (formal lounge/media)
- Air-con in main bed, lounge areas & fans throughout
- New carpet and paint (internal and external)
- Security screens throughout
- Natural gas (HWS and outdoor point – BBQ/heater)
- Ample storage (2 door linen & 3 door linen)
- Built 2007

School Catchments

Primary Middle Ridge State

Secondary Centenary Heights High

NBN Fibre to the Premises (Connected)

Rates (approx)

General \$1,406.21 (½ year)

Water \$304.59 (½ Year)

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