

Sold



### 3 Callan Avenue, Maryland



#### Opportunity Awaits

This perfect first home or investment in Maryland should not be missed. With astute investors looking to secure properties in this popular suburb you should not delay and inspect this family home.

With four bedrooms and two large air conditioned living areas there is plenty of space and great possibilities to add your own personal touch and maximise the potential.

Featuring a large lounge room at the front of the home that flows through to the modern kitchen with the spacious family and dining room at the rear. Entertaining will be high on the agenda with a large undercover entertaining area overlooking the inground pool and low maintenance yard.

The main bedroom situated at the rear of the home is a fantastic size with a huge walk in robe and ensuite. Also boasting split system A/C and ceiling fan with glass sliding doors leading out to decking.

With a drive through Single Lock up garage plus side access through double gates at the side there is room for secure off street parking for a trailer, boat or van.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** SOLD for \$506,500  
**Property Type** residential  
**Property ID** 382

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