



# Bartholomew & Co

Auctioneers, Real Estate & Livestock Agents



13 Valleyview Drive Kalbar, QLD

4 2 3 3.48 m2

## A Hidden Gem!

Nestled away in an ultra-private location but still within walking distance of school and shops, 13 Valleyview Drive, Kalbar could be what you have been looking for! First time offered to the market since being built circa 1986, the home has been orientated to capture breezes and winter morning sun while still offering privacy. On entering, you will notice the floor to ceiling windows and doors that capture the open plan living and view of the mountains and gardens. The low maintenance brick home offers: 4 bedrooms, large en suite off main bedroom featuring corner bath, modern galley kitchen with gas stove and easy touch cupboard doors, vaulted ceiling and separate family room flowing onto a large paved entertainment area, a large laundry with generous storage, ducted air conditioning throughout, town water, and grey water recycling system.

The 3rd bay of a 3 door garage is "L" shaped for a workshop. The approx. 3.5 acre block has loads of space for kids to run and level areas for that big shed or pool. Located in a cul de sac within a friendly neighbourhood, inspection won't disappoint at 13 Valleyview Drive, Kalbar.

**Price:** Offers over \$899,000

**Property Type:** House

**Joey Worley**

0466838667

## 13 Valleyview Drive, Kalbar

4  | 2  | 3  | 297m<sup>2</sup> 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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