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PREMIUM REAL ESTATE LTD MREINZ LICENSED REAA 2008

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Please note: This property may sell at any time. If you have an interest in this property it is important to register so with the agent concerned, so as to avoid missing out on the opportunity to purchase.

DEVONPORT | 36 CALLIOPE ROAD

PROUDLY MARKETING BY:

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Charming Devonport Villa - Must Be Sold!

Don't miss this rare opportunity to secure a beautifully maintained villa in the heart of Devonport. Nestled in one of the North Shore's most sought-after areas on a corner site, this stunning five-bedroom family home offers timeless character, generous proportions, and seamless indoor-outdoor living. Set on a freehold title, this is a residence that truly ticks all the boxes for growing families or those who simply appreciate space, light, and style.

Step inside and be immediately welcomed by high stud ceilings, solid timber floors, and a sense of warmth and comfort that only a classic villa can provide. The home is flooded with natural light throughout, enhancing its already impressive sense of space. Open plan kitchen, living and dining area flow out to an elevated balcony plus there is a spacious second living area on the ground floor ideally for kids / extended family. Outside, the heated swimming pool is the centrepiece of the fully fenced backyard - perfect for entertaining, summer barbecues, or unwinding at the end of the day. There's room for kids and pets to play, with parks just around the corner, and the vibrant Devonport Village within easy walking distance, offering cafes, shops, and ferry access to the CBD.

This is an attractive and practical home that offers a blend of timeless elegance and modern convenience in a location that continues to grow in popularity.

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PRICE | BY NEGOTIATION

Land Area: 448 square metres more or less
Chattels: Smoke Alarm, Light Fittings, Blinds, Fixed Floor Coverings, Curtains, Dishwasher, Oven, Extractor Fans, Rangehood, Kitchen Waste Disposal, Garage Door Remote, Garden Shed, Gas Hob, Gas Fire, 2x Air Purifiers/Filters

