



SOLD

CHARMING 4BR FAMILY HOME IN SOUGHT-AFTER RANGEVILLE

Step into this charming four-bedroom family haven nestled in the heart of Rangeville, where comfort meets convenience on a wide-fronted 506 square metre block. This delightful house presents an exceptional opportunity for growing families seeking space, functionality, and a prime location just 5 kilometres from Toowoomba's city centre.

There are 4 good sized bedrooms, with a large lounge with sunroom that makes this home bright and welcoming. The generous kitchen/dining area is light and airy with good storage, plenty of workbench and breakfast bar that doubles as an easy servery to the dining area. With space for three cars with remote control access to the fully lockable garage and separate under cover carport, this property represents outstanding value.

The home has been freshly painted inside, there is honey-coloured durable cypress flooring throughout, and the bathroom has a full size bath plus a glazed-door shower, with a separate powder room. There is a fast NBN Fibre-to-the-Premises internet connection, and in the garden at the rear there is a shed that could make a work room or studio, together with a covered fern/orchard garden for an outdoor coffee setting. Environmental consciousness is supported with the inclusion of a water tank, making this home as practical as it is appealing.

The location offers exceptional convenience for families, with quality educational options right on your doorstep. Rangeville State School provides excellent primary education, while St Joseph's College offers comprehensive secondary schooling. The suburb's established infrastructure includes beautiful parks, reserves, and the famous Picnic Point - perfect for weekend family adventures and showcasing visitors the best of the Darling Downs. All is within easy reach of shopping centres, medical facilities, and all the amenities that make Toowoomba such a liveable regional city.

Currently rented for \$550.00 pw the tenant would be happy to stay if the new owners are seeking an investment.

This property represents exceptional value in a location that continues to attract discerning buyers who appreciate quality, convenience, and community. The combination of practical family living and prime positioning makes this home a rare find in today's competitive market

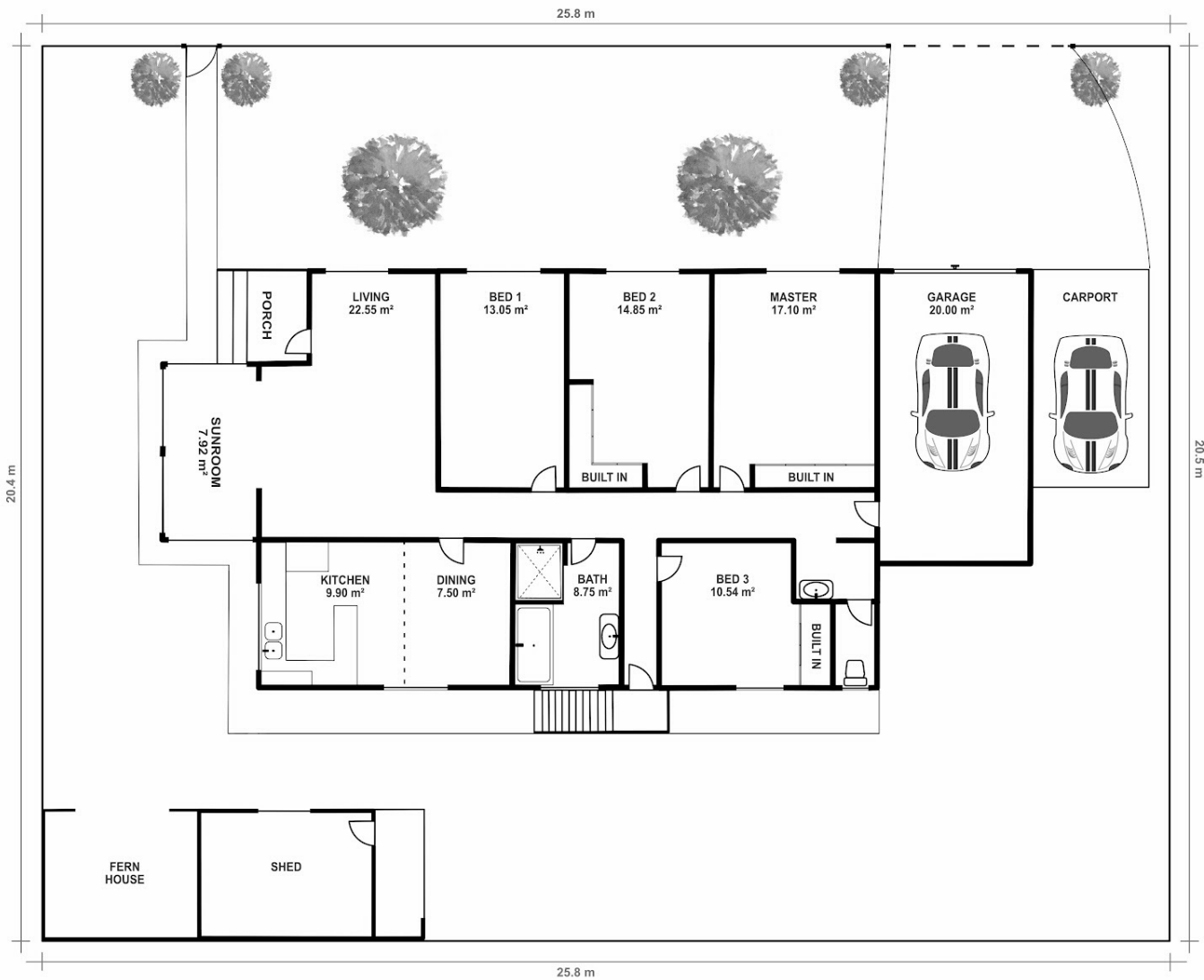
4 BED | 1 BATH | 2 CAR

PRICE:
\$735,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.