

**1 Angus Street, Rangeville, Qld 4350**



**Sold House**

Thursday, 17 August 2023

1 Angus Street, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 726 m2**

**Type: House**



Anne Jurgs

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**\$680,000**

Not only is this outstanding family home in a convenient location in a leafy Rangeville neighbourhood close to schools, shops & parkland but it offers great value and is sure to tick all the boxes for any family. Freshly painted and with new carpet, this immaculate home boasts 3 living zones, 4 bedrooms, office & 3 car accommodation, all on a sought-after large 726m<sup>2</sup> block. All it needs now is a family to make it into their forever home, so let's make sure it's your family. Call today for an inspection.

- Formal lounge with built-ins overlooks the manicured front yard
- 2 additional living areas (family & rumpus) at the rear of the home
- Black stone & timber joinery makes a bold statement in the generous kitchen
- 4 built-in bedrooms
- Office
- Family bathroom
- Second toilet
- Large covered outdoor space
- Single lockup garage plus double carport
- 2 x 3x3m garden sheds
- Reverse cycle air conditioner - family
- Ceiling fans - x4 in bedrooms
- Security screens to all windows & doors
- Smoke alarms meets codes - suitable for renting
- Garnet Lehmann Park at the bottom of the street boast a playground, bushland areas & open space
- Access to extensive walking tracks all the way to Queens Park to the north & Waterbird Park to the south
- A short walk (350m) to Rangeville State Primary School - Prep to Year 6
- Centenary Heights State High School is 1.6km away - 5min by car; 25min walking
- Rangeville Early Education Centre also nearby - 750m
- Maridahdi Early Childhood Community Kindergarten & School (Kindy to Year 6) is also close by - 1km
- Walk 350m to High Street Plaza - Drakes Supermarket, doctor, chemist, specialty shops & food outlets
- Short commute by car to Range Shopping Centre - Woolworths, chemist, doctor, optometrists, post office, bank, etc

General Rates \$1620.64 net 1/2 year  
Water Access Charges \$314.59 net 1/2 year  
Allotment 726m<sup>2</sup>