

12 Bailey Court, Rangeville, Qld 4350

ecology

House For Sale

Tuesday, 9 April 2024

12 Bailey Court, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 805 m2

Type: House



Matthew De Maid
0422135756



Tom Fuller
0419945866

Price Guide \$970,000 - \$1,050,000

DWELLING:Constructed on the eastern side of the street with a desirable east facing backyard, this single level family home is both practical & enjoyable. A credit to it's current owners, the home presents very well and includes multiple internal living areas, all of a comfortable size; plus an enviable size outdoor living space overlooking the sparkling, heated in-ground swimming pool with lush surrounds. The layout of the home is a real joy; the bedrooms are separate from the living areas, and living areas can adapt to whatever your family needs at your current stage of life. A home that's sure to appeal to a broad range of buyers.**GARDEN:**From the moment you arrive, you'll notice that the landscaping and garden of this property has been well planned and is well cared for. Mature magnolia trees add privacy and interest to the facade, while agapanthus plants line the entry path to the front door. Totalling 805m² of land with a generous 23m frontage, everything feels like it fits comfortably without compromise. Privacy hedging frames the rear garden and hides the fencing, while suitable small trees & shrubs add depth to the planting scheme. A family scale pebblecrete pool features perimeter paving and a small sitting terrace in the north-east corner.**LOCATION:**Widely respected & equally desirable, this pocket of Rangeville is a location you can be very confident in - by all reports it's a peaceful & quiet location to live in. Very close proximity to Leslie Park, three minutes to High Street Plaza & Picnic Point, four minutes to Rangeville State School and in the catchment for Centenary Heights State High School. The Waterbird Habitat is an easy trip to the North & the Middle Ridge Golf Course is nearby. If the CBD is more what you're looking for, it's an easy seven minute drive to the centre of town.**Extra features...**2700mm/9ft ceilings throughoutPlantation shutters throughoutDucted air conditioning5kw solar power system with Fronius inverterLarge central kitchen with electric appliances & double fridge spaceOversize renovated ensuite with walk in frameless shower recessSome ornate plaster ceiling featuresFresh paintwork and floor coveringsSecurity screens on windows & doorsSecurity alarm system3-phase power supply**Disclaimer:** Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.