

# 13 Clewley Crescent, Rangeville, Qld 4350



## Duplex/Semi-detached For Sale

Thursday, 13 June 2024

13 Clewley Crescent, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 647 m2**

**Type: Duplex/Semi-detached**



Dominic Ryan



Louise Bizzell  
0428710334

## Offers Above \$619,000

Located a short stroll away from parkland, local shopping centres, and positioned in the Rangeville State School Catchment - you will be hard pressed to find a better location to invest in. With superb tenants in place keeping the property immaculate, this duplex is currently returning \$610 per week to the owner. Unit 1 details are as follows:- Renovated kitchen with dishwasher and electric appliances- Two built-in bedrooms- Reverse cycle air-conditioning- Renovated bathroom with separate toilet- Massive backyard with side drive through access and garden shed- Security doors and screens- Rent - \$310 per week until 09/11/2024 Unit 2 details as follows:- Renovated kitchen and bathroom- Two good carpeted bedrooms- Huge back yard- Security doors and screen- Rent - \$300 per week until 21/06/2025- Council Rate: \$1,989.72 net per half-year- Water Rate: \$315.29 net per half-year Accelerating success. For more information, contact The Dominic Ryan Team at Colliers Toowoomba.