

**147 Rowbotham Street, Rangeville, Qld 4350**



**Sold House**

Thursday, 22 February 2024

147 Rowbotham Street, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



Ginta Barham  
0450562962

**\$870,000**

This spacious and light-filled family home in the sought-after location of Rangeville offers an extensive indoor and outdoor living space that is perfect for a large or growing family. The house comes with four bedrooms, two bathrooms, a large central air-conditioned kitchen, connected to the two dining areas and adjacent media room, as well as a separate office/study area, which flows through from the main lounge. The master bedroom features a renovated ensuite and access to a private covered patio area, creating a parent retreat like feel, which will be perfect for those quiet moments. The house stands on an east-facing frontage with the main outdoor entertaining area facing north, ensuring maximum sunlight throughout the day. The fully-fenced garden includes an inground pool surrounded by low maintenance landscaping, ideal for hosting family gatherings, BBQs or simply enjoying a refreshing swim in the sun. Located on the quieter, southern end of Rowbotham Street, this property is situated within walking distance to Picnic Point, other parklands and walking tracks, as well as High Street shopping precinct where you can enjoy visiting the famous coffee shops and bakeries. Close to private schools and in an excellent public school catchment area this is a perfect forever home. Key Features: • Extensive open plan living • Four large bedrooms • Two bathrooms including renovated ensuite • Spacious central air-conditioned kitchen/dining area and lounge overlooking the pool • Separate media room with access to the outdoor entertainment area • Secure double garage and fully-fenced yard Rates: Approximately \$1662.70 per half year Water Access: Approximately \$315.29 per half year