

**2/113 Rowbotham Street, Rangeville, Qld 4350**



**Sold Duplex/Semi-detached**

Monday, 14 August 2023

2/113 Rowbotham Street, Rangeville, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 91 m2**

**Type:**

**Duplex/Semi-detached**

**\$350,000**

Located in an established leafy pocket of Rangeville, this solid, low set 2 bedroom unit is situated in a duplex across the road from Parkland, a short distance to High street Plaza and Rangeville State School. This is an exceptional opportunity with motivated sellers. There is one carport with easy access to the living area through a sliding door. Forget renting, at such an affordable price, this solid unit could be your first home, or for the astute investor, secure yourself a quality investment in an enviable location. At a Glance:- Brick veneer, Colourbond roof- 2 carpeted, built-in bedrooms,- Open plan living/ dining area- One recently renovated bathroom- Kitchen with mains gas stove (has range hood) and oven, pantry and access to laundry- Mains gas hot water; WITH gas bayonet in dining area for heater - One air conditioner in living room- Lounge / dining area with vinyl planking throughout captures the morning sun- Large back yard for the avid gardener includes lock-up garden shed and greenhouse, great space for children and pets- Body corp. approximately \$25 per week Make no mistake, this property will be sold. Call Dean Delaney on 0439 535 232 today to ensure your opportunity to purchase. Accelerating Success - Colliers Toowoomba