

**2 James Street, Rangeville, Qld 4350**

**Sold House**

Saturday, 17 February 2024

2 James Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 2028 m2**

**Type: House**



Rob Murphy  
0409323729

**\$900,000**

Current owner of 43 years is ready for a lifestyle change and the bags are almost packed and ready for an impending move to a retirement village. My instructions are clear, we are selling and the owner is listening to all reasonable offers. This unique property on an extremely valuable near half acre allotment (2028m<sup>2</sup>) offers uninterrupted views of table top and the valley beyond. Meander down a private road to your very own slice of paradise, secluded, yet just a few minutes to modern conveniences including The Range Shopping Centre, local schools and gorgeous parkland including our iconic Picnic Point. Nestled amongst its natural treed habitat is this 1960's character home, original and in need of some TLC, but let your imagination run wild and enjoy restoring this much loved home to it's former glory. Alternatively demolish, start again and build your very own trophy home

At a glance:-  
- Extremely private near half acre (2028m<sup>2</sup>) allotment  
- Secluded escarpment position with uninterrupted views of tabletop  
- Popular Rangeville location close to modern conveniences  
- Landbank, renovate or demolish and build your new trophy home

School Catchment: Primary - Rangeville State School  
High School - Centenary Heights State High School  
Council Rates: Land: Approx \$1,862.37 net half year  
Water Infrastructure: \$315.29 net half year