

25 Batterbee Street, Rangeville, Qld 4350



Sold House

Tuesday, 21 November 2023

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Bedrooms: 3

Bathrooms: 1

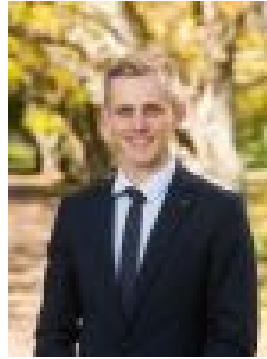
Parkings: 2

Area: 857 m2

Type: House



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\$575,000

- 3 built-in bedrooms- Spacious lounge with air-conditioner and wood heater- Sunken carpeted rumpus room- Updated kitchen with electric appliances and two drawer dishwasher- Family bathroom hosts separate bath and shower- Rear timber deck- Single lock-up garage plus carport and small shed- 857m² allotment- Currently rented at \$450 per week until July 2024- Recently rent appraised at \$450 - \$475 per week

Nestled in the highly desirable neighbourhood of Rangeville, 25 Batterbee Street is a well-crafted lowset brick home that offers an abundance of features to suit both families and investors. Situated near essential amenities such as shopping centres and schools, and just across from a welcoming neighbourhood park, this property stands as a valuable addition to your investment portfolio or a delightful first home. As you walk through the front door, you'll be greeted by a spacious lounge that serves as the home's central gathering point. Equipped with reverse cycle air conditioning, a wood heater, and a gas point, this area assures year-round comfort. Adjacent to the lounge is an updated kitchen that any home cook will appreciate. It features electric appliances, including an oven, cooktop, and a two-drawer dishwasher, alongside ample cupboards and bench space. A conveniently situated dining room lies adjacent to the kitchen, making meal times a social affair. Beyond the dining area is the home's second living space: a sunken, carpeted rumpus room, offering extra versatility for entertainment or relaxation. The residence hosts three built-in bedrooms, providing ample space for family members to enjoy their own personal retreats. The family bathroom is designed with practicality in mind, boasting both a separate bath and shower, while the internal laundry area features a single tub and built-in linen cupboards. Adding to the home's appeal are polished timber floors throughout and fitted security screens, ensuring both style and peace of mind. Storage is plentiful, with a hallway lined with cupboards to keep your life organized. Step out onto the rear timber deck, which serves as an inviting space for alfresco dining or leisurely weekend breakfasts. The 857m² allotment includes low-maintenance gardens and a fully fenced backyard-perfect for children and pets to safely play. Rear access is facilitated through a convenient side gate, and there is also a handy garden shed for tools and outdoor equipment. Parking needs are easily met with a single lock-up garage and an additional covered carport. For investors, the property is currently rented at \$450 per week through the RE/MAX Success property management division, with a lease lasting until 6th July 2024, making it an immediate income generator. Our property management department has recently rent appraised the home at \$450 - \$475 per week, subject to market conditions. Don't miss this unique chance to invest in a property that blends comfort, convenience, and potential in Rangeville's east-side street. Your future home or investment property awaits at 25 Batterbee Street.

General rates: currently \$1,815.44 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Rangeville State School
High school state catchment: Centenary Heights State High School
Home Built: 1970