

**26 Kimmins Street, Rangeville, Qld 4350**



**House For Sale**

Wednesday, 20 March 2024

26 Kimmins Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

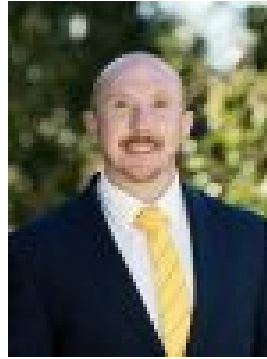
**Parkings: 2**

**Area: 1520 m2**

**Type: House**



Ben Liesch  
0400436802



Adam Herden  
0411560343

## Buyer interest above \$749,000

Residing in one of Toowoomba's most sought-after east side suburbs, this solidly built 1960s, chamfer on brick home is ready for new owners to either live in, rent out, remodel, renovate or redevelop! The home is positioned at the front of the huge 1,520m<sup>2</sup> block, which slopes ever so slightly to the road. Ideally situated within walking distance of Picnic Point parklands, Lake Annand and Range Shopping Centre, the home falls within catchment for esteemed primary and secondary state schools and exclusive private schools. Features include but aren't limited to: • 3 well sized bedrooms • Good sized kitchen • Huge 8x10m shed with additional large store room • Highly desirable location • 1,520m<sup>2</sup> block, naturally sloping towards the street • Development potential subject to council approvals Allotments of this size in the Rangeville area are few and far between, don't miss your opportunity to secure this unique residence. For more information or to book your inspection, contact Ben on 0400 436 802 or Adam on 0411 560 343. Rates: Approximately \$2009.22 per half year Water Access: Approximately \$315.59 per half year