

**3/78 Long Street, Rangeville, Qld 4350**

**Unit For Sale**

Wednesday, 12 June 2024

3/78 Long Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 162 m2**

**Type: Unit**



Sam Marsden  
0418324490



Matt Nichols  
0411301666

## Offers above \$575,000

Light and bright, this gorgeous three bedroom villa occupies a convenient position in Rangeville. Located in a well kept complex of just three, this back residence delivers natural light, gentle breezes and privacy at all times. Upon entry, you will appreciate the open plan interior and masses of windows. The open design flows seamlessly between living, dining and the modern kitchen. The adjoining covered, outdoor area, is aspected to the north and is the perfect place for entertaining family and friends. The privately fenced backyard will look good all year round, with lush, green, synthetic grass, and just a few low maintenance plants. There are three bedrooms, all featuring built in robes, the main with an ensuite, whilst the other bedrooms are handy to the main bathroom, which features a bath and separate shower. Extra features include air conditioning, security screens and a remote operated double garage. Located only minutes walk to Lake Annand parklands and a short drive to the Toowoomba CBD, you will love living here. Body Corporate \$1,000.00 / half Council Rates \$1,061.88 nett / half Water Rates \$314.59 nett / half + usage Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.