

# 32 James Street, Rangeville, Qld 4350

## House For Sale

Friday, 19 April 2024

32 James Street, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1146 m2

Type: House



Sam Marsden  
0418324490



Matt Nichols  
0411301666

## Offers above \$645,000

Just 250 metres from the Range Shops, this fantastic family home sits on a near level 1,146m<sup>2</sup> allotment and offers surprising space and size both inside and out. Featuring ducted air-conditioning, high ceilings and polished timber floors throughout, the generous open plan living room combines lounge, dining and the sparkling new kitchen for a comfortable, modern living style. Renovated a few years ago, there are four bedrooms, the main offers an ensuite, and there is a modern bathroom that offers both a shower and bath for easy family living. Outside you will love the extra space on offer, with room for backyard cricket, to kick a footy or put up that monster shed you've been wanting. With easy access there is a sizable double garage for the cars too. In good condition, and hidden behind leafy gardens this special home will make a great place to live, or a smart investment for the future. Just a minutes walk to the Range Shopping Centre and handy to St Vincent's Hospital, St Joseph's College and Toowoomba Grammar School. Zoned "low-medium density" your future capital growth is assured! Rent Appraisal: \$590.00 per week Council Rates: \$1,642 nett / half year Water Rates: \$350 nett / half year + 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.