

34A Aberdeen Street, Rangeville, Qld 4350



House For Sale

Thursday, 16 May 2024

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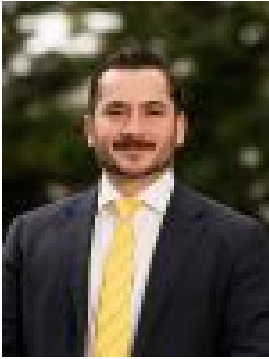
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 655 m2

Type: House



Angus Mathieson

0432264499

Offers to Purchase

Positioned in one of Toowoomba's premiere suburbs overlooking Garnett Lehmann Park, 34a Aberdeen Street offers an appealing residence in an inviting location. Featuring the ideal configuration of four bedrooms and two bathrooms, the home appeals to families, investors, those looking to add value or enjoy the sensational position. Generous living areas surround a spacious kitchen. Equipped with stainless steel appliances, induction cooktop and an abundance of bench space, the kitchen is fit to cater to your next dinner party or everyday life. The expansive living areas directly adjoin. Featuring both wood heater and split system air-conditioning, the room spans from kitchen to the fenced courtyard and offers comfortable living year round. Three ample bedrooms with optional fourth in the form of sizeable study, provide enough room for growing families or investors needs. With three featuring built-in wardrobes and the main with capable ensuite, there is plenty of room for all. Sizeable family bathroom with separate toilet as well as the remote double lock-up garage with internal access complete the versatile floorplan. Recently refreshed with extensive painting and new carpets, the home offers move-in ready condition or scope for further investment and improvement in this idyllic location. Situated on a fenced 655m² allotment on the doorstep of parklands, the home is within catchments to Rangeville State School, Centenary Heights State School and is just moments from shops, transport and all other amenities. Do not miss your opportunity to inspect this excellent Rangeville home. It will not last long! Key features include; • Three ample bedrooms with option for fourth • Main with sizeable ensuite • Generous living areas • Large quality kitchen • Combination wood heating and split system air-conditioning • Recently repainted internally • New carpets throughout • Ceiling fans throughout • Private outdoor paved area • Fenced 655m² allotment • Walking distance to parks, shops and all amenities • Within catchments to premiere schooling Rates: Approximately \$1545.21 per half year Water Access: Approximately \$315.29 per half year