

4/308 Mackenzie Street, Rangeville, Qld 4350



Sold Townhouse

Tuesday, 17 October 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 208 m2

Type: Townhouse



Dominic Ryan



Louise Bizzell
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\$610,000

Introducing a stunning boutique unit at 'Magnolia Place' with dual living options, perfect for those seeking flexibility and versatility in their living arrangements. This remarkable property allows you to live together or separately with completely separate levels of living, providing an ideal solution for families, multi-generational households, or those who desire a self-contained space for guests or tenants. As you step into the ground level, you will immediately appreciate the convenience and comfort offered by this exceptional unit. A double lockup garage provides ample space for your vehicles, ensuring secure and hassle-free parking. The spacious living area is designed for relaxation and entertainment, featuring an open layout that seamlessly connects to the kitchenette, making it easy to whip up delicious meals and entertain guests. The ground level also boasts large bedrooms with walk-in robes, offering an abundance of storage space for all your belongings. The luxurious ensuite is complete with a rejuvenating bathtub, allowing you to unwind and soak away the stresses of the day. Additionally, a dedicated laundry area ensures that your household chores are conveniently taken care of. Upstairs, you'll find another whole level of living that can be utilized independently or in conjunction with the ground level. This flexible space is equipped with a full kitchen, living and dining area, spacious master bedroom with its own gorgeous bathroom. Whether you wish to accommodate extended family, create a private workspace, or generate rental income, this second level provides endless possibilities. The boutique unit is crafted with meticulous attention to detail, boasting contemporary finishes and high-quality fixtures throughout. Large windows invite an abundance of natural light, creating an inviting and uplifting atmosphere. The thoughtful design ensures maximum privacy between the two living areas, allowing for harmonious coexistence or independent living. Situated in a sought-after location, this property offers convenience at your doorstep. Enjoy easy access to amenities such as shopping centres, restaurants, schools, and parks, ensuring a convenient and fulfilling lifestyle for you and your family.

At A Glance:- Two bedrooms each with an ensuite and WIR- Full kitchen on top floor- Kitchenette on ground floor- Outdoor entertaining options- Split system air conditioning - 205m² of floor space - Council Rate: Approx. \$1,190.22 net per half-year- Water Rate: \$314.59 net per half-year- Body Corporate fees: \$600 per quarter for the first instalment, then \$800 per quarter for the 2nd, 3rd & 4th instalments. Don't miss this rare opportunity. Embrace the freedom to live together or separately, and create a living space that perfectly suits your unique needs. Contact The Dominic Ryan Team today to arrange a private viewing and secure your property.