

41 Clewley Crescent, Rangeville, Qld 4350



House For Sale

Wednesday, 14 February 2024

41 Clewley Crescent, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Dominic Parker

0402372175

Offers Above \$729,000

Nestled in a beautiful tree lined street surrounded by parklands. It's hard to believe this home is only an 8 minute drive to the Toowoomba CBD and walking distance to Rangeville Primary School, Centenary Heights State High School and High Street Plaza. This residence is a perfect opportunity for a growing family or sensible investor. Upon entering, you are greeted by the timeless elegance of double brick arches and inviting raked ceilings, setting the tone for the character and warmth that permeates throughout the property. This delightful home boasts 4 bedrooms featuring built-in wardrobes, ensuring ample storage and comfort. The master bedroom is complete with its own ensuite for added convenience and privacy. A main family bathroom caters to the needs of the household with functionality and style. The heart of the home lies in the open-plan kitchen and dining area. The adjacent living room features reverse cycle air conditioning unit, providing year-round comfort for relaxation and entertainment. Property At A Glance:- Four bedrooms (3 equipped with built in robes) - Master bedroom with ensuite - Open plan kitchen & dining - Dishwasher- Aircon in living room - Wood heater- Main family bathroom with shower & bath- Rain water tanks- Solar - Double carport - Outdoor patio - Laundry with access to yard - Council rates \$1,545.21 net half yearly- Water rates \$315.29 net half yearly - Rental appraisal \$650.00 - \$670.00 Step outside to the comforting outdoor patio, where relaxing and entertaining await amidst the backdrop of the spacious yard, offering plenty of space for children to play and adults to unwind. A large double carport provides shelter for vehicles and additional storage, complemented by garden sheds for all your tools and equipment. Accelerating success. Contact Dominic Parker on 0402 372 175 of Colliers Toowoomba for more information.