

**41 Naranga Street, Rangeville, Qld 4350**

**House For Sale**

Saturday, 11 November 2023



41 Naranga Street, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



John Rizqallah  
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Scott Couper  
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## Offers over \$749,000

Nestled in a parkland setting and with one close neighbor, it is hard to believe this home is only a two-minute drive to Rangeville Primary School and Centenary Heights SHS. Set in a tranquil cul-de-sac, facing Garnet Lehmann Park, this property has walking and bike paths connecting it to the Toowoomba Waterbird Habitat and Lake Annand Park, all the way through to Queens Park. With a north-easterly aspect, deciduous trees and insulated double block construction, this home is thoughtfully designed to be warm in winter and cool in summer. As you walk through the front door you are greeted with an open, light-filled living area and a modern white-on-white themed kitchen. The renovations include white stone benches and handmade Italian feature tiles in the kitchen, bathroom and laundry, oak, vinyl planks, linen look carpet, continuous natural white paint throughout and remote controlled, panel lift garage doors. Original sandstone feature walls, arches, a spacious, sunken lounge and two inviting outdoor areas add to the romance of this elegant home. Features include:- New LED down lighting throughout the house - Completely painted throughout the interior with crisp white on white style- Stone benches and handmade Italian feature tiles throughout the kitchen, bathroom and laundry areas.- New linen look carpet throughout the bedrooms and living room with oak look plank flooring in the kitchen/dining and hallways - Open plan Kitchen/Dining- Large Sunken Lounge with light filled windows and access to the courtyard - Sandstone feature wall and archways in the entrance/Lounge - 4 large bedrooms (all with built-in robes) - A stylish sliding barn door in the master bedroom opens up to a completely renovated modern 2-way bathroom with shower, bath, double stone bench vanity and a separate toilet- Extra-large renovated laundry with a continuous stone benchtop, built in laundry basket, feature wall shelving and large sink- Large feature skylight in kitchen/dining room- Large double lock up garage with new remote panel lift garage doors, large built-in storage and freshly painted concrete floor- Separate reverse cycle air conditioners in the living and kitchen/dining rooms- Fully insulated ceilings- Tiled roof- Lovely covered private patio area in a tranquil garden setting provides a peaceful outdoor retreat or entertaining area- Covered front patio overlooking beautiful parklands- Fully fenced at rear and sides for children or animals- Established gardens- 5000ltr Rainwater tank with pump for gardens- Electric Hot water system- Full Fibre NBN connection- Garden shed.- This home is lucky enough to be on the very affordable and convenient to your door Kan-go bus route Centrally located, with a two-minute drive to the High St shopping center and only an eight-minute drive to Westridge or Grand Central shopping centers. Properties like this don't come along too often, so call us now for your private inspection.