

44 McClymont Drive, Rangeville, Qld 4350

House For Sale

Tuesday, 7 May 2024



44 McClymont Drive, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 675 m2

Type: House



Shaun Blackburn
0490499194



James ODonohue
0488144347

Offers Over \$849,000

Step into your dream family home at 44 McClymont Drive, nestled in one of the most sought after estates in Toowoomba. This exquisite home offers an impeccable balance of elegance and comfort, set on a substantial 675m² fully fenced block with convenient side access. Step inside to a warm and welcoming home, with multiple living options and a seamless floorplan. Upon entry, the home welcomes you to the formal living area, with plush carpet and feature ceiling. The heart of the home is the spacious open plan living and kitchen area, which seamlessly flows to the outdoor entertaining area, immaculate rear gardens and spacious yard. Culinary enthusiasts will delight in the well-appointed kitchen, equipped with a gas stove, electric oven, dishwasher, and a spacious pantry. Abundant storage makes organization a breeze. For year-round comfort in all seasons, the home boasts ducted air-conditioning throughout. The home features 4 spacious bedrooms - the master bedroom is a sanctuary of its own, featuring a large walk-in robe and an ensuite with a double vanity, sizeable shower, and toilet. Additionally, the 3 other rooms are carpeted, with built-in robes and ceiling fans. At the front of the home, there is a dedicated office - perfect for those who work from with NBN connected to the home. The family bathroom hosts a shower, vanity and bath, with a separate toilet for added convenience. Step outside to the covered alfresco area, perfect for entertaining or relaxing in the beautifully maintained gardens that encapsulate this stunning property - whilst also boasting a fully fenced 675m² allotment with double gates - accessible for a trailer or caravan. The oversized double garage provides ample space for vehicles and storage, while the laundry room is equipped with built-in storage cupboards, adding to the home's practical appeal.

Features at a Glance:

- Beautiful family home with immaculate gardens
- 675m² fully fenced block with side access and immaculate gardens
- Front formal living area with plush carpet and feature ceiling
- Expansive kitchen with gas stove, electric oven, dishwasher, spacious pantry and abundance of storage space
- Open plan living flowing seamlessly to outdoor entertaining area
- 4 spacious bedrooms with ceiling fans and built-in robes
- Master suite with ceiling fan, large walk-in robe, ensuite with double vanity, toilet and large shower
- Family bathroom with shower, bath, vanity and separate toilet for added convenience
- Dedicated office
- Ducted air-conditioning throughout
- Security screens throughout
- Oversized double garage

44 McClymont Drive is more than just a home; it's a lifestyle awaiting in a prime Rangeville location. General rates: currently \$1,744.94 net per half year. Water rates: currently \$315.29 net per half year plus consumption. Primary school state catchment: Rangeville State School. High school state catchment: Centenary Heights State School. Home Built: 2003