

5/34 High Street, Rangeville, Qld 4350



Unit For Sale

Thursday, 1 February 2024

5/34 High Street, Rangeville, Qld 4350

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Anne Jurgs
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Gary Kowaltzke
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Offers Over \$469,000

Part of a well-tended complex of 4 units and 2 townhouses just a short walk from the High Street Shopping Centre, this generous townhouse is located at the rear of the complex, offering both privacy and a peaceful retreat. Close to several popular schools (both primary & secondary), childcare, food outlets and parkland, its ideal location will make it appealing to both owner occupiers and investors. The north/east aspect of this townhouse means that buyers will get the best of the morning sun, while enjoying shelter from the hot afternoon sun. The practical layout provides for a spacious living/dining area, kitchen, & powder room on the bottom floor, while upstairs you'll find the 2 bedrooms (each boasting their own ensuite) and a walk-in robe for the master suite. Outside you'll find a covered outdoor area and synthetic turf for a low maintenance lifestyle.

- Master with WIR & ensuite
- Second built-in bedroom also with ensuite
- Separate powder room on bottom floor
- Well-appointed kitchen perfect for entertaining includes:
 - Stone bench tops
 - 60cm Westinghouse electric cooktop
 - 60cm Westinghouse electric under bench oven
 - dishwasher
- Laundry also on the ground level
- Single garage with remote control access
- Reverse cycle air conditioner to the living room.
- 8' ceilings
- Low maintenance outdoor space
- Close to schools including:
 - Rangeville State School (less than 500m)
 - Centenary Heights State High School (approx. 2.5km)
- Close to childcare including Rangeville Early Education Centre (approx. 500m)
- Close to various parks including
 - Rangeville Park (less than 500m)
 - Garnett Lehmann Park (approx. 750m - includes off leash dog area)
 - Picnic Point (approx. 1.5 km)
- High Street Shopping Centre (less than 500m) includes
 - Drakes IGA
 - Medical Centre
 - Pharmacy
 - Pathology
 - Newsagency
 - Dining options & much more
- General Rates NET = \$1,103.57 per half year
- Water Access Charge NET = \$315.29 per half year
- Body Corp = \$529.90 per quarter (\$349.90 admin fund + \$180.00 sinking fund)