

**6 Cooloola Drive, Rangeville, Qld 4350**



**House For Sale**

Wednesday, 1 May 2024

6 Cooloola Drive, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 728 m2**

**Type: House**



Melita Bell  
0746386100



Pam Goodbody  
0746386100

## Offers Over \$929,000

Prepare to be captivated by the sheer magnificence of 6 Cooloola Drive, a renovated family residence in the prestigious neighbourhood of Rangeville. As you step through the doors of this stunning home, you're greeted by an ambience of sophisticated charm and unparalleled style. This exquisite property boasts four well-appointed bedrooms or 3 bedrooms + Study, each tailored to meet the needs of modern living. The master suite is a true retreat, featuring a walk-in robe and a luxurious ensuite, while the additional bedrooms are equipped with built-in robes + one with a WIR and ample storage plus a family bathroom with separate bath and shower. Step inside to find a versatile layout that includes a cozy study nook and multiple living areas, including a spacious living room and a sun-filled sunroom, ideal for relaxing or entertaining guests. At the heart of the home, the chef's kitchen stands as a testament to modern design, equipped with stone benchtops, electric cooking, dishwasher and extensive storage solutions. This culinary haven overlooks a spacious dining area, framed by glass stacker doors that reveal a picturesque outdoor entertaining area. Here, the seamless indoor-outdoor flow invites you to indulge in the beauty of the meticulously landscaped gardens and provides a perfect backdrop for entertaining family and friends. Comfort is ensured year-round with ducted air-conditioning throughout, and the practicalities are covered with an internal access garage with separate storage room, separate laundry, security screens, approx. 11.5kW solar system and additional carport space that can accommodate up to five cars, including an approx. 6m x 6m carport, so plenty of room to bring the boat, trailer or camper trailer. From the front, the home presents stunning views over the escarpment, setting a picturesque scene. You are going to love living here! This property does not just offer a house, but a warm and inviting home ready to create lasting memories. With its prime location and impeccable style, 6 Cooloola Drive is an exceptional opportunity for anyone looking to settle in a vibrant community. Prepare to fall in love! General rates: Approx. \$1,409.85 net per half year Water rates: approx. \$315.29 net per half year plus consumption Primary school state catchment: Rangeville State School High school state catchment: Centenary Heights State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.