

6 Joann Court, Rangeville, Qld 4350



Sold House

Saturday, 25 November 2023

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Bedrooms: 3

Bathrooms: 1

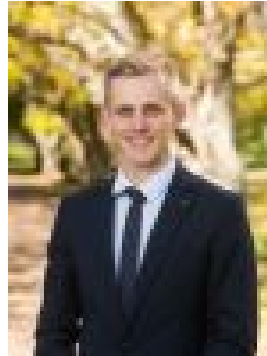
Parkings: 2

Area: 587 m2

Type: House



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\$552,000

- 3 good sized bedrooms fitted with built-in cupboards and ceiling fans - Spacious carpeted lounge room complete with reverse cycle air-conditioning and ceiling fan to keep you comfortable all year round - Large updated kitchen equipped with quality appliances including electric cooktop, electric wall oven, rangehood and dishwasher, also featuring plenty of cupboards and bench space - Dining area adjacent to the kitchen - Spacious modern bathroom hosts shower with hand rail, large vanity and plenty of storage cupboards plus toilet, there is a separate additional toilet for your added convenience - Internal laundry with single wash tub - Security doors and screens fitted throughout - Covered outdoor area overlooking low maintenance backyard - Two door lock up-garage - Quiet cul-de-sac living in great Rangeville location- Rent appraised at \$495 per week, subject to market conditions

Welcome to 6 Joann Court, Rangeville-an outstanding family home that combines comfort, functionality, and the potential for added value in one of the most sought-after areas in Rangeville. Positioned in a tranquil cul-de-sac, this property is a stone's throw away from quality schools, multiple parklands, and within walking distance to High Street Plaza shopping. As you enter this delightful home, you are greeted by three generously-sized bedrooms, each fitted with built-in cupboards and ceiling fans, providing an environment of comfort and convenience. The spacious carpeted lounge room comes complete with reverse cycle air-conditioning and a ceiling fan, ensuring you stay comfortable all year round. The home boasts a large updated kitchen, fully equipped with quality appliances including an electric cooktop, wall oven, rangehood, and dishwasher. The kitchen also features an abundance of cupboards and bench space, making meal preparation a joy. Adjacent to the kitchen, the dining area offers a perfect setting for family meals and entertainment. The spacious modern bathroom is designed with convenience and functionality in mind, featuring a shower with a handrail, a large vanity, and ample storage cupboards. An additional separate toilet provides further convenience, particularly for families or guests. Additional features that add value to this home include an internal laundry with a single wash tub, security doors, and screens fitted throughout, offering peace of mind for any homeowner. The property also accommodates the needs of those requiring disability-friendly features. Step outside to a covered outdoor area, ideal for enjoying the Queensland weather and overlooking a low-maintenance backyard. A two-door lock-up garage completes the package, providing secure parking and additional storage options. The property's fantastic location, paired with its inherent potential for added value, makes 6 Joann Court a compelling choice for those looking to invest in a long-term family home or a lucrative investment property. Don't miss out on the opportunity to secure a home with endless potential in a fantastic Rangeville location. This is not just a house; it's the start of your next chapter.

General rates: currently \$1,545.21 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Rangeville State School
High school state catchment: Centenary Heights State High School