

76 Rowbotham Street, Rangeville, Qld 4350



Sold House

Thursday, 12 October 2023

76 Rowbotham Street, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 718 m2

Type: House



Paddy Ryan
0428795535

\$720,000

Introducing an exceptional opportunity in East side Rangeville, nestled within the prestigious Picnic Point precinct. This home has undergone a top-tier renovation, leaving no stone unturned and is now awaiting your arrival to begin crafting cherished memories.**Property Features: *- Expansive front and backyard, ideal for outdoor enthusiasts and green thumbs.- An open-plan design graced with stunning floorboards, radiating warmth and character throughout.- Enjoy year-round comfort with ducted heating and cooling, complemented by ceiling fans for those scorching summer days.- The kitchen boasts ample storage, simplifying meal preparation.- Generously sized bedrooms provide an extra layer of comfort and relaxation.- Work-from-home needs are met with a dedicated study/office space.- East-facing enclosed entertainment area, perfect for morning coffees or evening gatherings.- A powered shed with shelved storage, catering to your tools and hobbies.- This home is a paragon of functionality, designed with practicality at its core.- A lockup garage and covered carport, both with dual drive-in access, ensure effortless parking convenience.**Location Highlights: *- Situated in the coveted Rangeville State Primary and Centenary State High School catchment areas, guaranteeing top-tier education for your family.- Rangeville State Primary School is a mere 800m walk for easy school runs.- Heller Street Park, just 850m away, invites you to revel in the outdoors.- Discover the natural splendor of Picnic Point, only 900m from your doorstep.- High Street Plaza, a mere 1km away, provides shopping and dining convenience.- Experience the wonder of Toowoomba Waterbird Habitat at 1.7km.- Golf enthusiasts can tee off at the Toowoomba Golf Club, a short 2.2km drive.- Find additional shopping amenities at The Range Shopping Centre, a mere 2.4km away.- Centenary Heights State High School is conveniently accessible at 2.9km.- The Toowoomba CBD is a quick 5km drive, offering an array of city amenities and entertainment options.This home embodies the perfect fusion of modern comfort, functionality, and an enviable location within one of Toowoomba's most sought-after neighborhoods. Seize this opportunity to make it your own – your dream home awaits.General Rates \$1,680.32+ \$315.29 Water Access Charge Net per half-year