

**82 Canning Street, The Range, Qld 4700**

**House For Sale**

Friday, 5 April 2024

82 Canning Street, The Range, Qld 4700

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 911 m2**

**Type: House**



Todd Brandon



Callum Ryan  
0421966447

**\$480,000 - \$520,000**

This 1960s-built, three-bedroom, two-bathroom house is set in the perfect location on The Range. Gorgeous polished timber floors lead you through a spacious entry to the modern kitchen, which is complete with a double-door pantry, oversized oven, dishwasher and double sink. This space flows to a dining and living area, and connects to a generously sized tiled outdoor deck that's an entertainer's delight. The floor plan flows through to three bedrooms, a modern bathroom and an additional multipurpose room with built-in storage that will make an excellent play area for children. The main bedroom includes a walk-in wardrobe and the house is fully air-conditioned, with ceiling fans throughout. The ground level is a large, neatly kept space that's perfect for storage, plus a second bathroom. Finally, the yard on this large, 911 square metre, fully fenced block is well maintained and ideal for children or pets. Located on the Range, this property is within walking distance to the Base Hospital, CQU Tafe Campus and The Rockhampton Grammar School, as well as being close to local shops. You've found a home that's move-in ready and ideal for investors, downsizers or young buyers. Get in touch today.

- 1960s build
- 3 bedrooms
- 2 bathrooms
- 2 car
- Ample downstairs storage space
- Polished timber floors
- Walk-in wardrobe off main bedroom
- Modern kitchen
- Modern bathroom
- Additional upstairs multi-purpose room
- Air conditioning and ceiling fans throughout
- 911 sqm fully fenced block
- Garden shed
- Tiled deck off kitchen
- Security screens
- Excellent location, walking distance to the Base Hospital, CQU Tafe Campus & The Rockhampton Grammar School