

82 Crown St, Rangeville, Qld 4350



Sold House

Friday, 8 September 2023

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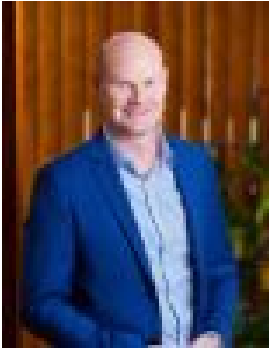
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Bryan Gray

\$673,000

The search for your next home is over. New to the market is this extremely well-maintained and presented Rangeville gem, set in a prime location close to Retail, Medical, Education and Recreation facilities. This 3 bedrooms + Office (easily converted to a 4th bedroom), ensuited home is well suited to Investors, Upgraders and 1st Home Buyers. The main bedroom is ensuited (shower, vanity, and toilet) and offers a walk-in-robe, ceiling fan and security screens. The 2 additional built-in bedrooms also have ceiling fans and security screens. The main bathroom has a shower over large corner spa, single vanity and second toilet. The updated kitchen has ample storage, electric oven and cooktop, dishwasher and sit-up eatery and adjoins the separate dining area and access to the north facing front patio/outdoor entertaining space – perfect for that morning coffee or brunch. The sizeable air-conditioned main living area is large enough to accommodate a dining space, allowing for a 2nd living space (which is currently the dining area). The potential 4th bedroom, which is currently an office space has access to a storage area easily converted to a cupboard/robe. Additionally, off the main living space is the large laundry with ample bench and cupboard space and additional storage, plus access to the outside. Access to the double covered carport is through the glass doors off the main living area, providing all-weather access from your car to the inside. Outside is a fully fenced (freshly painted) low-maintenance block. The tiled roof has also been freshly painted and re-pointed, leaving nothing to do but move in and add your own style to your own piece of Rangeville. Other Features: • Security screens throughout • Polished cypress floors • Abundance of natural light • Gas points for heating • Electric gate • Secure low maintenance yard • Walk to Range Shopping, Lake Annand, St Vincent's Hospital • Rent appraised at \$540-\$570 per week School Catchments Primary Rangeville State School (State) Secondary Centenary Heights State High (State)** Walk to St Joseph's College and Toowoomba Grammar NBN Fibre to the Premise (FTTP) - Connected Rates (approx.) General \$1,100.00 (½ year approx.) Water \$315.00 (½ Year approx.) Year Built 1975 Property Code: 61