

**87 South Street, Rangeville, Qld 4350**



**House For Sale**

Friday, 17 May 2024

87 South Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 721 m2**

**Type: House**



Jacqui Walker  
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**\$749,000**

LOVINGLY PRESENTED AND IMMACULATELY UPDATED, in our City's best suburb on a 721 Sq Mtr Allotment, you're going to FALL IN LOVE with 87 South Street! WELCOME to this very pretty, charming Home! ' says selling agent Jacqui Walker! 87 SOUTH STREET is very special! 'ADORNED by a storybook white picket fence, a dreamy pathway leads to the charming Front Veranda. Notice the lovely French doors to the beautiful Formal Lounge and Dining Room which overlook this area. A SEPARATE Formal Entry leads to the beautiful FORMAL LOUNGE AND DINING ROOM ... such a beautiful, quiet space enhanced further by gorgeous polished floorboards. LET'S STEP FURTHER INSIDE, to discover:- Beautifully UPDATED KITCHEN:: Light-filled country feeling:: Dreamy trends:: Wonderful ISLAND COUNTER:: Put your feet up sooner, thanks to the DISHWASHER:: Elegant corner angle for the gas stove and oven:: Microwave allocation:: Fridge recess:: Lovely CUSTOM-FITTED glass cabinetry:: Light, airy and attractively tiled- This leads to an Office / Utility Room- And the private Toilet- This points to a LARGE FAMILY ROOM, 6m x 3.6m:: Tiled:: With reverse-cycle AIR CONDITIONING:: North-facing to enjoy the whole day's lovely passing sun:: Very breezy and airy, opening out to the enchanting and large Alfresco area- Back in the Utility Room, head down couple of steps to the tandem DOUBLE GARAGE :: With value-adding DRIVE-THRU access to backyard AND HUGE SHED:: Laundry Zone to side:: 3.6m of handy storage cupboards AFTER LOVELY EVENINGS in the Formal Lounge and Dining Room, it's time to rest and rejuvenate:- The charming wood polished floors continue- Everything's immaculately presented- There's a beautiful KING-SIZE Master Bedroom ... so spacious:: With 3 metres of generous built-in robes- Total of 3 Bedrooms:: 2 with built-in robes :: The 3rd bedroom is currently used as an Office, however is ample for a Queen Bed at 3.3m x 3.2m - Attractively UPDATED BATHROOM with vanity, and shower over bath- Also a handy storage cupboard- Dwelling size: 210 Sq Mtrs approx., including the front patio- Probably built in the 1960's OUTSIDE offers you:- 721 Sq Mtr allotment:: Facing south-to-street- Beautifully presented allotment, everywhere you look- Wow! Look at that massive 10.5m x 6m SHED !:: Detached:: With 2 garage bays:: And separately enclosed, lined WORKSHOP with BONUS PRIVATE TOILET and 2nd Laundry Zone:: Easy drive-thru access from the Garage attached to Home:: Across this property, secure parking for 4 Cars- Fenced, private backyard- Relax with a quiet cuppa or throw a party under the enchanting ALFRESCO AREA:: Covered:: 5.8m x 4.3m:: With lovely lattice:: Ideal north aspect with views back in to the large FAMILY ROOM - Also a handy Garden Shed- Rainwater Tank SO WHAT'S NEARBY?- 350m to Lake Annand Park- 500 metres to Rangeville Primary School- 600m to High Street Plaza- 700m to Rangeville Park- 1.6km to Southtown Shops- 1.6km to Centenary Heights High School- 1.7km to The Range Shopping Centre- 1.5km to jewel of Toowoomba, Picnic Point- 3.3km to Strand Cinema / CBD CHARMING, UPDATED, SPACIOUS AND AIRY with a Huge Shed in the City's best suburb, 87 South Street has to be the next one you SEE. FOR YOUR CONVENIENCE, we're available now for you to INSPECT THIS CHARMING OPPORTUNITY. Reach out quickly, we're listening for your call. YOU'VE FOUND IT! \*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates: \$1,657.47 net 1/2yr- Recent Water Access: \$315.29 net 1/2yr + use- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 11 on Registered Plan 90677- State School Zone: Rangeville Primary, P-6; Centenary Heights High, 7-12- Internet: Can connect to the NBN on Fibre-to-the-Premises technology, FTTP- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.