

**133 Tourist Road, Rangeville, Qld 4350**



**House For Sale**

Sunday, 23 June 2024

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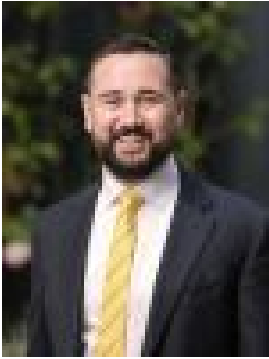
**Bedrooms: 3**

**Bathrooms: 1**

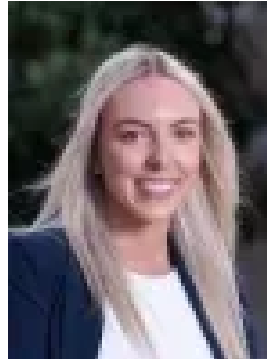
**Parkings: 2**

**Area: 840 m2**

**Type: House**



Wade Lockrey  
0406996115



Jessika Booby  
0477846868

## Auction

This beautiful 1950's chamfer on brick has been tightly held for 25 years, warm and inviting you will fall in love the moment you arrive. The open plan design in the lounge, dining and kitchen is light filled with expansive glass taking in the northern aspect. Offering high ceilings, natural timbers, large bedrooms and a second lounge this home has been impeccably maintained for your immediate enjoyment. Freshly painted externally, the home is encompassed by beautifully landscaped grounds that provides a sense of serenity year round. The property also benefits from a rainwater tank, garage with internal access and a second 5x10m powered shed with a high access perfect for your boat or workshop space. Located just a short stroll to picnic point, moments to the CBD, with a multitude of shopping centres close by you'll love the convenience on offer. Sitting in both Rangeville primary & C.H.S.H.S catchment areas it is location perfect. Building and pest reports will be available prior to auction, the owners are relocating interstate and have been clear the property will be sold!

**At A Glance**

- Offered for the first time in 25 years
- Classic chamfer on brick
- High ceilings with expansive glass to the north
- Beautifully maintained throughout
- Multiple living spaces
- Well appointed kitchen with dishwasher & gas cooker
- Large bedrooms with built-ins
- Fans, air conditioning & wood fireplace
- Fully landscaped grounds
- Rainwater tank
- Garage with internal access
- Separate 5x10m powered shed
- Rangeville & C.H.S.H.S catchments
- Building and pest reports will be available prior to auction
- Relocating owners will sell at auction

**Rates:** Approximately \$1932.94 per half year  
**Water Access:** Approximately \$315.29 per half year

**AUCTION DETAILS:** 9th July 2024 from 6.00pm  
Ray White Toowoomba, 580 Ruthven Street  
Can't attend in person? Watch the auction online!  
<https://raywhitetoowoomba.com/watch-our-auctions-live>