

**2 McLeod Street, Rangeville, Qld 4350**



**Sold House**

Thursday, 7 March 2024

2 McLeod Street, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1448 m2**

**Type: House**



Mark Costello



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**\$1,105,000**

Offered to the market for the first time in 30 years in one of Toowoomba's best suburbs, you'll find this unmissable opportunity! From the functional family home, to the modern granny flat, to the outdoor entertaining area with a scenic aspect. This home sits perfectly on two allotments - with a combination of 1,448sqm, with two street frontage from McLeod and Leslie. The home boasts three bedrooms, all equipped with built-in robes and ceiling fans for optimal convenience. The master bedroom incorporates an en-suite bathroom for added privacy and luxury. Air-conditioning throughout the home ensures a pleasant environment in all seasons. The open-plan living area provides a versatile space for relaxation or entertaining guests. The outdoor area of this property is equally remarkable, providing ample scope for both leisure and functionality. The fenced garden offers privacy while also creating a safe play space for children or pets. A separate granny flat can serve as guest accommodation or be utilised as a rental opportunity. The outdoor entertaining area is perfect for hosting gatherings or simply enjoying the peace and quiet surrounded by beautiful views. Location doesn't get much better than this. Very short drive to the Range, Rangeville State School, the Range Shopping Centre and Picnic Point. HOUSE FEATURES: - 3 bedrooms- 2 bathrooms- Air conditioning- Open-plan living space- Raked ceilings- Built in robes- Hardwood flooring- Lots of storage OUTDOOR FEATURES:- Driveway access from McLeod Street- 34.6m frontage from Leslie Street- Granny flat with bathroom, air conditioning and kitchenette- Outdoor entertaining with scenic views- Outdoor storage room- Professionally landscaped- Garden shed- Mediterranean style patio with water fountain- Fish pond- 2x bay carport OTHER FEATURES:- Rangeville & Centenary Heights school catchments- Rental appraisal: \$730-\$760 per week- Rates: \$2,430 per net half year Opportunities like this don't come often, make the most of it while you can!