

**5A Olsen Street, Rangeville, Qld 4350**

**House For Sale**

Wednesday, 10 July 2024



5A Olsen Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 840 m2**

**Type: House**



Helen Austin  
0439962801



Madeline Brookman  
0474119232

## Offers to Purchase!

Step into this exquisite home, where the Tuscan-inspired exterior beckons with its charm and sophistication from the moment you arrive. Set in a tranquil neighbourhood, this meticulously crafted residence offers a seamless blend of modern comforts and conveniences. Discover a thoughtfully designed interior adorned with gorgeous timber trimming, creating an atmosphere of natural elegance throughout. The spacious layout accommodates three bedrooms, each equipped with built-in wardrobes and Mitsubishi reverse cycle air conditioning for personalized comfort. Two of the bedrooms open onto a deck, with one enjoying the added charm of a Juliet balcony, perfect for your morning coffee or simply enjoying the fresh air. Enjoy the convenience of a well-appointed main bathroom upstairs, complete with a bath, shower, and toilet, complemented by a downstairs bathroom featuring a shower and toilet, both adorned with brand-new Highgrove vanities. The laundry includes a new Deluxe wash tub. The kitchen features quality new appliances including a dishwasher, induction cooktop, and oven, ensuring culinary delights are prepared with ease. Adjacent living areas are adorned with new carpeting and fully painted interiors, creating a seamless flow that invites relaxation and entertainment. Additional Features: • Newly installed Crim safe screens and shutters in the loungeroom provide added security and peace of mind. • Recent upgrades include new lights, PowerPoints, and skylights throughout, enhancing both functionality and ambiance. • Stay cozy with the new Nomad Maxi heat Wood Heater with fan, offering warmth and comfort during cooler months. • Updates extend to plumbing fittings, taps, and kitchen mixer, ensuring modern efficiency and style. • A rumpus room with built-in cupboards offers additional storage and versatile living space, perfect for hobbies or gatherings. • And so much more! Outside, discover a low-maintenance landscaped backyard featuring a new back awning, clothesline, and a new back boundary wooden fence, providing privacy and a perfect setting for outdoor activities. A new garage roller door with remotes adds convenience, complemented by a new hot water system for enhanced functionality in daily living. General rates net 1/2 year: \$1,844.82 Water access charge net 1/2 year: \$314.95 Allotment: 840m<sup>2</sup>