

# 9 Naranga Street, Rangeville, Qld 4350

## House For Sale

Sunday, 23 June 2024



9 Naranga Street, Rangeville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Andrew Smith  
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Rach Hinz  
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## Offers Over \$675,000

The paint (fully professionally repainted inside) has only just dried, the polished floors are looking fabulous and there's nothing left to do but move right in and enjoy! Nested privately away on a 607m<sup>2</sup> block in a great street in thriving & sought-after Rangeville close to every amenity what more do you really need! Features include 3 good sized bedrooms with robes & ceiling fans, a very inviting living area with polished floors and a new reverse-cycle air conditioner, there is a light and very functional kitchen, separate dining /meals space, an immaculate family bathroom with separate toilet and at the back of the home overlooking the garden looking North is an airy sun room just the spot for a morning coffee. A back of the single lock-up garage is a handy second toilet and there is a generous inside laundry space. There is No tenant in place so you can move right in and relax, alternatively if you're looking to invest it won't be difficult to find a good tenant given the great location and presentation of the home. Call Rachel or Andrew today!!! Features Include:3 bedrooms with built-ins & ceiling fans Inviting south facing living area with newly polished floors New reverse-cycle air conditioner Well-presented kitchen Separate meals/dining space North facing sunroom overlooking the back yard Immaculate family bathroom with separate toilet Extra toilet (very handy!) Gleaming newly polished floors throughout Fully repainted interior - feels lights & airy Single lock-up garage (can be VERY easily converted to 4th bedroom) Double carport 607m<sup>2</sup> block 7min walk to the Rangeville State School 7 min walk to the Range Shopping Centre 1.7km's from Picnic Point 1.7kms from Centenary Heights State High Rent Appraisal \$580.00p per week Rates \$1520.66 1/2 year netWater access \$315.29 1/2 year nett Disclaimer: Neither the vendors nor The Real Estate People (Including, but not limited to, its agents, directors, associated entities or legal assigns) either jointly or severally give any warranty, and no warranty is implied, as to correctness, accuracy or worth of the information contained herein. No representations are made or implied as to value, worth or suitability (for any purpose whatsoever) of the property as described herein. It is recommended that prospective purchasers ascertain the validity of any information or particulars contained herein prior to making any financial decisions based thereon. E&OE.