

**9 Rodway Crescent, Rangeville, Qld 4350**



**House For Sale**

Saturday, 29 June 2024

9 Rodway Crescent, Rangeville, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 708 m2**

**Type: House**



Anne Pohlner  
0419796759

## Buyer interest above \$885,000

An exciting family haven, 9 Rodway Crescent is nestled within a coveted escarpment locale, ensuring tranquil living and supreme privacy. An immaculately maintained and updated example of its early 1990s design, mesmerizing suburban and filtered valley views create an ever-changing panorama that captivates every season. Step inside to discover the allure of timber laminate flooring, creating an inviting atmosphere throughout. Entertain in style in the lounge or dining rooms, complemented by expansive banks of glass bathing the spaces in natural light. Additionally, the open plan meals and living areas flow seamlessly from indoor to outdoor living through sliding doors. At the heart of the home, delight in the all-white kitchen complete with stone benchtops and ample storage. The wrap around bench/breakfast bar invites culinary creativity, while sleek subway tiles elevate the aesthetic. Indulge in luxury within the master bedroom, featuring a walk in robe and fully renovated ensuite adorned with touch screen luxe mirror with led lighting and heated towel rail. From the customised soft close cabinetry to the rainwater shower head and floor to ceiling tiles, every detail exudes opulence. The renovated family bathroom echoes this luxuriousness with a large walk-in shower and similar features. Relaxation awaits outdoors in your private covered alfresco area featuring insulated ceiling, café blinds, heater and fan for year round comfort - the ultimate retreat from which to enjoy the low maintenance gardens or starlit evenings with family and friends. Beautifully presented and providing move-in ready vacant access, don't miss your chance to secure this private family hideaway.

- Wonderful family floor plan with immaculate presentation
- Ducted r/cycle air conditioning and ceiling fans throughout
- Combustion fireplace with fan and gas heater for cooler months
- Quality Higgins insulation batts in ceilings
- Updated kitchen featuring gas cooktop, new dishwasher and filtered water
- Renovated bathrooms with custom cabinetry by Blades Joinery
- Ensuite complete with dual shower heads and heated towel rail
- Stone benchtops to all wet areas including laundry
- Professionally painted internally and externally in 2023
- Full Crimsafe security to upper level and security screens downstairs
- 3000 litre rainwater tank with pump for garden use
- Extensively landscaped with sandstone retaining walls
- Remote triple vehicle tandem garage with secure internal access
- Storage area under the house with work bench
- Enjoy visits from wallabies and abundant native birdlife

Rangeville primary and Centenary Heights secondary school catchment  
Rates: Approximately \$2042.86 per half year  
Water Access: Approximately \$315.29 per half year