

2/45 Perth Street, Rangeville, QLD, 4350



Unit For Sale

Tuesday, 17 September 2024

2/45 Perth Street, Rangeville, QLD, 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Helen Austin
0439962801

Delightful 2-Bedroom Townhouse in Prime Rangeville Location

Imagine unwinding on your private balcony, a refreshing beer or cocktail in hand, as you watch the sunset and city lights. Or savouring weekend breakfasts in your Tuscan-inspired, northeast-facing courtyard. Situated at the corner of Perth and Coho in the heart of Rangeville, this stunning 2-bedroom, double-storey townhouse offers the perfect blend of modern comfort and classic charm.

- **Immaculate Condition:** Freshly painted with new carpet, light fittings, and ceiling fans throughout. Move in and enjoy!
- **Spacious Bedrooms:** Two generously sized carpeted bedrooms, each with new ceiling fans.
- **Main Bathroom:** Located upstairs with a separate toilet for added convenience.
- **Upstairs Office or Sitting Area:** Opens to a quaint balcony, perfect for relaxation.
- **Modern Kitchen:** Features stylish shutters in the dining area and an enclosed, Tuscan-inspired courtyard ideal for outdoor entertaining.
- **Downstairs:** Includes a powder room, laundry, and a cozy living area with shutters and fresh carpet.
- **Private Courtyard:** A charming, fully fenced space perfect for pets, with a touch of garden and grass.
- **Convenient Location:** Stroll to Woolies on the Range, or take a short drive to Picnic Point. Enjoy a choice of Woolies, Southtown shops, High Street Plaza, and a new coffee shop each week.
- **Quiet Complex:** One of only four townhouses with a remote-controlled single lock-up garage and a peaceful atmosphere.

This townhouse offers a unique blend of style and convenience in a sought-after location.

General Rates (1/2 Year): \$1,190.22

Water Access Charge (1/2 Year): \$314.95

Body Corporate: \$830 per quarter

Allotment: 127m²

Please note: Helen Austin Property's representatives have relied on information provided by others and made all reasonable efforts to ensure its accuracy. However, prospective buyers should conduct their own enquiries to verify all details.