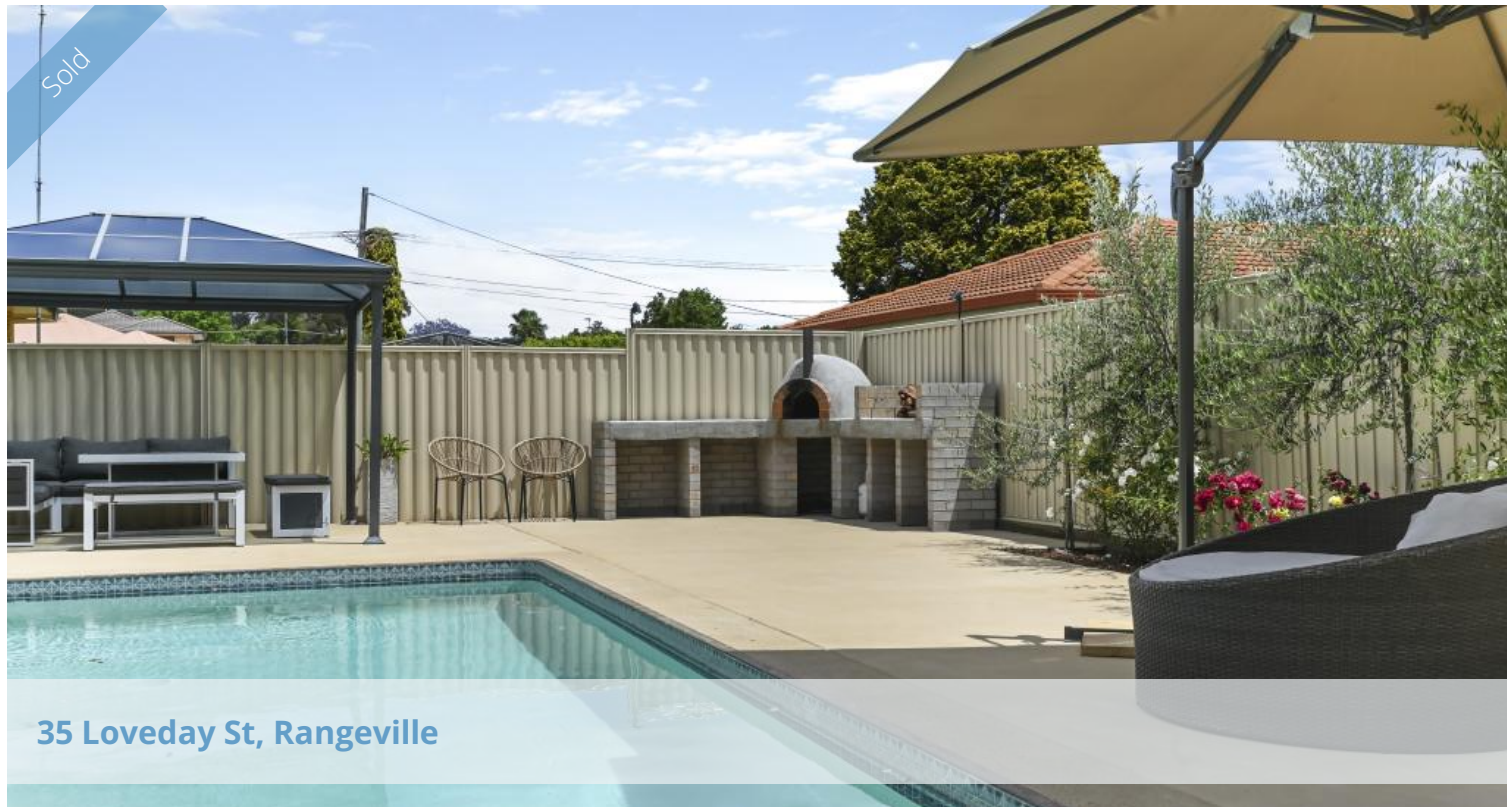


Sold



35 Loveday St, Rangeville



## Motivated Sellers Committed Elsewhere

### Position, Price and Presentation... and a Pool

Don't miss this unique opportunity to secure yourself a great family home in one of the Toowoomba's most sought after suburbs. This beautifully presented 5-bedroom home, is perfectly positioned in walking distance to High Street Plaza shops and Rangeville State School.

You instantly feel welcomed through the large pivot front door that leads into a formal lounge area with built-in fireplace and striking polished floors. Turn left to access 3 built-in bedrooms with new carpets and wardrobes (2 with built-in desks) and elegant plantation shutters and the main bathroom (shower over bath, large vanity and storage) and separate toilet.

The large air-conditioned sunken main bedroom contains a walk-through robe into the ensuite (shower, vanity and toilet) plus an addition corner wardrobe. There is ample space for a make-up/dressing table or even a revamp to the robe/ensuite area.

The Kitchen, Dining and Living spaces are located in the centre of the home with the U-Shaped well-appointed kitchen an entertainers delight with ample bench space and storage and an impressive 900mm Ilve oven with 6 burner gas cooktop, Smeg dishwasher (6 Months old) and plumbing to the fridge cavity.

The formal dining area is adjacent to the kitchen and leads to the large open plan air-conditioned informal lounge, with its own wood fireplace and built-in bar area with double-door fridge, glass door joinery and wine storage,

5 2 2 658 m2

<b>Price</b>	SOLD for \$659,000
<b>Property Type</b>	Residential
<b>Property ID</b>	8
<b>Land Area</b>	658 m2

### Agent Details

Bryan Gray - 0414 568 936

### Office Details

Picket Fence Properties  
Shop 8 Australia Arcade 461-465  
Ruthven Street Toowoomba City,  
QLD, 4350 Australia  
0414 568 936



**PICKET FENCE**  
PROPERTIES  
SELLERS' AND BUYERS' AGENTS

perfectly positioned to access the large raised covered rear deck through the glass sliding doors that overlook the even more impressive pool (8m x 4.5m) and built-in BBQ/Pizza oven area.

Just in time for summer, this recently completed outdoor space is where you will be spending the next few months, lazing by the pool with your preferred beverage while the pizzas cook all why you watch the children play in the landscaped Astro turfed area.

### **In Short:**

- 5 Built-in bedrooms (main with WIR & Ensuite)
- 3 living/dining areas + Rumpus area
- Custom made wardrobes and desks (2 bedrooms)
- Chefs' kitchen with Ilve 900mm freestanding oven
- New internal paint and floor coverings
- Plantation shutters throughout
- Fully fenced rear yard
- 2 fireplaces and air-conditioners
- Modern main bathroom (bath, shower, vanity)
- Located in a quiet Rangeville Street
- Walk to High Street Shops & Rangeville School

To organise an inspection or for Open House times, please contact Bryan Gray on 0414 568 936.

### **School Catchments**

Primary                Rangeville State School

Secondary            Centenary Heights High

**NBN**                    Fibre to the Premises (FTTP)

### **Rates (approx.)**

General                \$1,600.00 (½ year approx.)

Water                   \$350.00 (½ Year approx.)

**Year Built**            1975

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.