



42 Pelican Drive, RANGEVILLE, QLD 4350

Size and Style, Practical and Private

This Generous Contemporary five-bedroom home is set on the high side of Pelican Drive backing onto privately owned bushland. Its impressive street appeal is only surpassed by the outstanding interior this home offers in terms of its fabulous size and space, quality fittings and finishes, window furnishings, and appointments throughout.

An impeccably maintained family-owned home, it is ideal for the large and active family. You'll appreciate the stunning and practical Blackbutt timber flooring throughout, the high 9-foot ceilings.

The kitchen features Granite bench tops contrasting with the Smoke Grey glass splash backs and quality finished cabinetry with soft close draws. Complete with a brand-new top of the range built in Bosch coffee machine, a 5 burner Ilve gas cook top, Miele electric oven, Asko dishwasher the kitchen also features, coffered ceiling with pendant downlights all making the centrally located kitchen a fabulous feature of the home.

This clever floor plan provides a generous combination of the open plan kitchen, living and casual dining which opens out to your fabulous outdoor alfresco area looking to the east to the picturesque private bushland setting behind. The huge outdoor entertaining alfresco area features a pavilion ceiling with ceiling fan.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P195831

SALE DETAILS

Interest Over
\$1,550,000

CONTACT DETAILS

Elders Real Estate
Toowoomba
202 Hume Street
Toowoomba, QLD
07 4633 6500

Murray Troy
0400 772 210

The enormous media or rumpus room, together with the generous bedrooms, a fabulous big laundry, huge volume of storage throughout, and oversize double garage make this a large comfortable and practical home for the whole family to enjoy. An entertainer's delight with the seamless connection from the living areas to the outdoor entertaining area through large sliding stacker doors, together with the option of the beautiful big additional family/media/rumpus room providing you with plenty of options to host large gatherings of extended family and friends.

The master bedroom suite is designed to spoil you with a generous his and hers walk in robe behind the bed head wall. It features ample open and closed hanging space enclosed shelving and draws. The ensuite has a separate toilet, and the bedroom itself provides a side retreat area designed to pamper the lady of the home.

The other generously sized bedrooms are all built-in, with the option of a fifth bedroom or generous size office. The palatial entry and wide hallways are exceptionally spacious and suitable for wheelchair access. The floor plan displays the outstanding extent of storage throughout.

Additional features include: -

Security Cameras and an Alarm System

Electronic Triple Locking Front Door

Reverse Cycle Air-Conditioning, and Ceiling Fans in the Living, Master Bedroom, and bedroom three.

Plantation Shutters and a beautiful combination of quality Luxaflex blinds and curtains

Crimsafe Security Screens on all doors and feature Louver windows

Approx 6.5 kw Solar System with Sunny Boy Inverter and German Panels

Mains Gas supply connection ### points to kitchen, living room, and outdoor area

NBN Connection

Underground water tank - Plumbed to the entire house - Approx 22,500L

Fully Fenced side and rear yard, and Garden Shed

Situated conveniently close to High Street Shopping Centre, Middle Ridge Golf Course, and the home falls within the Rangeville State Primary School and Centenary Height State High School catchment areas, and a host of private schools are all in easy commuting distance.

General Rates (1/2 Year): \$2080.36.

Water Access Charge (1/2 Year): \$377.40

Allotment Size: 783m²

Your inspection is highly recommended. Contact the Agent Murray Troy on 0400 772 210 to arrange your private inspection.

Other features: Area Views, Close to Schools, Close to Shops

- Bedrooms: 5
- Bathrooms: 2
- Double garage

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- Ensuite









