

## 1 Marcia Street, RANGEVILLE, QLD 4350

### Low-Maintenance Living in a Tightly Held Rangeville Pocket

Positioned in a quiet street within sought-after Rangeville, this well-presented home offers a comfortable, low-maintenance lifestyle in one of Toowoomba's most consistently in-demand suburbs. With local parks, schools and everyday conveniences all close by, it's a location that continues to appeal to a wide range of buyers. The property sits within the Centenary Heights State High School catchment, while also being conveniently located to Toowoomba Grammar School, Fairholme College and St Joseph's College.

The home has proven to be a reliable and consistent investment for the current owners, offering a layout that is both practical and easy to live in. With updates already completed throughout, it presents as a smart alternative to purchasing an original-condition home, avoiding the time, cost and uncertainty of renovating.

Outdoor living is a standout, creating a space that naturally lends itself to entertaining or unwinding, while still keeping overall upkeep simple and manageable. For investors, there is the added benefit of quality tenants currently in place who would be happy to stay on, offering immediate continuity if desired, with the flexibility to transition into owner-occupation over time.

**TYPE:** For Sale

**INTERNET ID:** 300P196006

#### SALE DETAILS

**Interest Above  
\$829,000**

#### CONTACT DETAILS

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

**Zac Turley**  
0477 300 121

Opportunities in this part of Rangeville remain tightly held, particularly for homes offering this level of presentation and ease of living.

The property is currently tenanted, with a minimum of 48 hours' notice required for inspections, with times arranged in consultation with the tenants.

If this feels like something you've been searching for, feel free to reach out to Zac anytime to arrange an inspection or find out more.

#### Features You'll Appreciate:

- Renovated kitchen with stone benchtops, electric cooktop, oven and dishwasher.
- Functional kitchen layout with excellent bench space and storage.
- Updated bathroom with floor-to-ceiling tiles, vanity, shower and bath.
- Three bedrooms, all with built-in robes.
- Ceiling fan to second bedroom.
- Separate toilet positioned off the laundry.
- Laundry with good bench space.
- Excellent storage throughout, including hallway storage.
- North-facing entertainer's deck with seamless connection to the backyard.
- Insulated panel roof covering the deck.
- Light-filled interiors with a neutral colour palette.
- Private, established backyard setting.
- Quiet, well-established street.

#### Tenancy:

- Currently rented at \$590 per week.
- Fixed lease in place until 12th August 2026.
- Last rental increase implemented February 2026.

#### School Catchment:

- Prep to Year 6: Rangeville State School.
- Year 7 to Year 12: Centenary Heights State High School.

#### Rates & Details:

- General rates (Â½ yearly): \$1,864.13.
- Water rates (Â½ yearly): \$397.27 + consumption.
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 4 on Registered Plan 109447.

- Zoning: Low Density Residential.

- Allotment Size: 572m<sup>2</sup>.

Advertising Disclaimer:

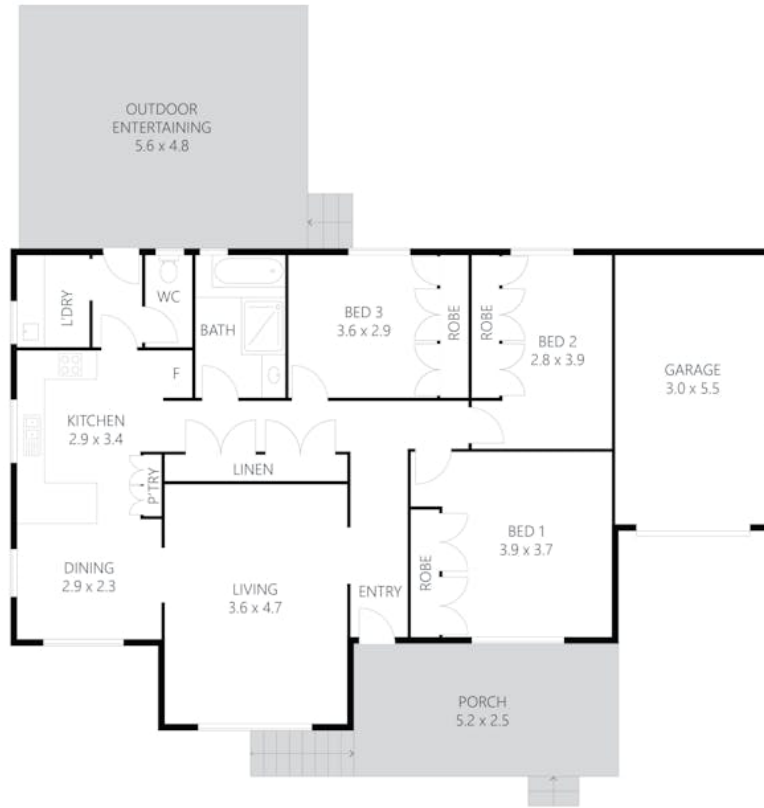
While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Toilet Facilities

- Land Area 572.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







# 1 Marcia Street, Rangeville

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA



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