



91 Rankine Drive, TOLGA, QLD 4882

Elevated Living with Panoramic Views

Elevated on Rankine Drive, 'The Grange' is a bold architectural statement designed to embrace sweeping panoramic views across the Danbulla Ranges and beyond. Defined by clean lines and a commanding presence, this modern executive-style residence delivers space, lifestyle and quality while being just six minutes to Tolga's caf  s, school and conveniences and only 12 minutes to Atherton CBD.

Set back from the road with established gardens which ensure a level of privacy rarely found in homes with such impressive views, the property is thoughtfully oriented to capture its northerly aspect and cooling breezes. The home opens effortlessly to the landscape, creating a sense of scale, seclusion and constant connection to the horizon.

Features include:

First Level

- Air-conditioned open-plan living and dining with beautiful timber floors and fireplace
- Integrated outdoor living flowing seamlessly via full-height bi-fold doors
- Galley kitchen with stone benchtops, large island, 6-burner gas cooktop and quality

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: 30P1850

SALE DETAILS

Offers Over \$1,500,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
Malanda, QLD
07 4096 5666

Michelle Raso

0428 116 136

appliances

- Three generous bedrooms, including a refined master suite with walk-through robe and ensuite with underfloor heating
- Dedicated study with custom built-in cabinetry
- Spacious main bathroom with bathtub and separate shower

Ground Level

- Fourth bedroom ideal for guests, teenagers or extended family
- Enclosed entertainment area perfect as a gym, with outdoor shower
- Well-appointed laundry with excellent storage
- Powder room with third toilet
- Three-bay garage with workshop space and additional roller door access

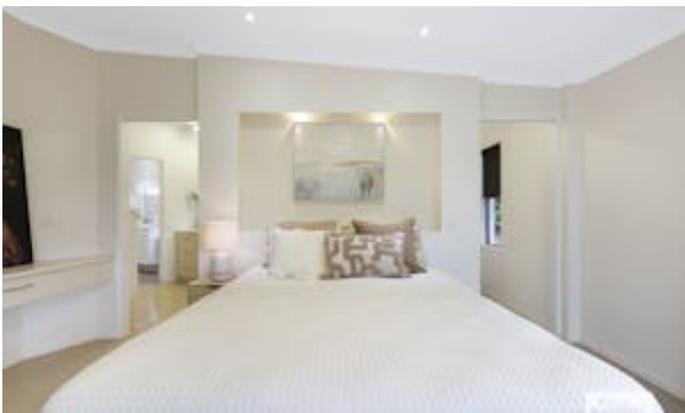
Set on a fully landscaped 1.26-acre block with established gardens, rock walls, asphalt driveway, additional hardstand parking, solar and a 6 x 3 shed, this property is ready to unpack, relax and enjoy the lifestyle on offer. Backdropped by uninterrupted rural and mountain vistas 'The Grange' is a home for those who value something truly distinctive - a residence that stands apart from the ordinary and has been designed to embrace the views from every opportunity.

Be among the first to experience 'The Grange' - join us Friday 27th between 5:30pm - 6.30pm for the twilight launch. Contact Exclusive Listing Agent Michelle Raso to register your attendance.

Other features: Area Views, Car Parking - Surface, Openable Windows, Prestige Homes, Roller Door Access

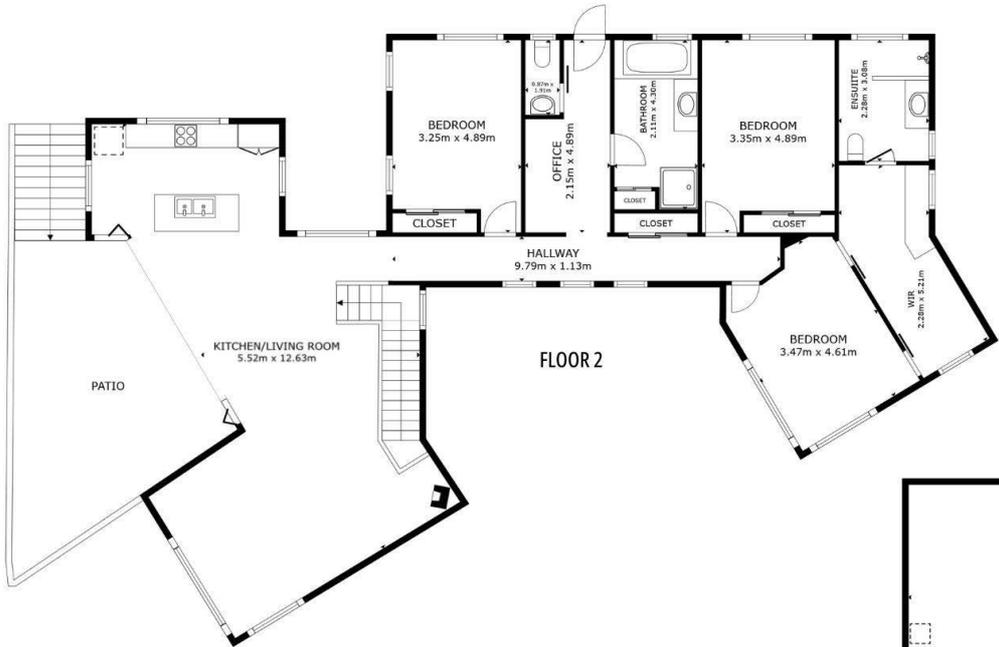
- Land Area 1.26 acres
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Ensuite











FLOOR PLAN

91 Rankine Drive, Tolga



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