



## 2 Nesbit Close, TOLGA, QLD 4882

### Classic Quality with Panoramic Views

Located at the top of a peaceful cul-de-sac in Rangeview Estate, this immaculately maintained clay block home is a testament to quality craftsmanship and timeless design. Set on a beautifully established 4,376m<sup>2</sup> allotment, the property boasts an elevated north-facing position with sweeping rural views, offering a peaceful lifestyle for those who value privacy and comfort.

Built to stand the test of time, this spacious residence offers the generous proportions rarely found in modern homes. Featuring oversized bedrooms, a central timber kitchen and dining area, a separate warm and inviting lounge room, and a full-length verandah capturing the picturesque rural views, this quality home has been lovingly maintained by the same owners for the past 25 years and is ready for its next chapter.

#### Property Features:

- Open Plan Living, Dining and Kitchen area with vinyl plank flooring and fireplace
- Cosy lounge room with clay brick feature walls
- Quality built timber kitchen with excellent bench and storage, pantry & dishwasher

**TYPE:** For Sale

**INTERNET ID:** 30P1863

#### SALE DETAILS

**\$820,000**

#### CONTACT DETAILS

##### Malanda

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Elders Real Estate  
Tablelands**

- 2 Supersized bedrooms both with built in robes and direct access to the verandah.
- Spacious main bathroom with bathtub, easy access shower and separate toilet.
- Great linen storage.
- Large Laundry with direct access to the rear courtyard
- Full Width Verandah with north facing panoramic views
- Large Double bay Colorbond shed (5.9m x 9.1m) to accommodate 2 vehicles with an attached airconditioned hobby room (2.75 x 9.1m).
- Fully fenced 4,376m<sup>2</sup> block
- Concrete Driveway and landscaped and retained for trouble free drainage and maintenance
- Solar System
- Colorbond garden shed (3.65m x 3.05m)
- Tool Shed & Wood Storage Shed (3.5m x 2.6m)
- Vegetable gardens & established fruit trees

Properties of this calibre are becoming increasingly difficult to find. Offering quality, exceptional space and a peaceful lifestyle in one of the Tablelands most sought after areas, this is a home that will appeal to buyers who are seeking quality, comfort and lasting value. Contact Exclusive Listed Agent Michelle Raso on 0428116136

- Land Area 4,376.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage









# FLOOR PLAN

2 Nesbit Close, Tolga

