



3 Meredith Crescent, Rangeville

Modern, Executive Estate with Pool and Guest House

Poised in the highly desirable location of Rangeville. Offering a secure, estate-like, modern abode. The home offers private grandeur protected by a high block fence and remote gate. The main residence offers an array of living spaces with four bedrooms plus a study or nursery. The separate guest house is totally self-contained and also doubles as the pool house. This is the ultimate multigenerational home, or the perfect place to host parties and guests and enjoy family weekends.

Main House - Ground Level

- Three Downstairs bedrooms, all with built-in wardrobes
- Separate main bathroom with a separate toilet and basin
- Formal sitting room flowing out to the alfresco space
- Formal dining room with space for family dinner or dinner party
- Open plan family room overlooked by the chef's kitchen
- Cooking appliances are high-end Gaggenau, when only the best will do
- Stone benchtops and chic white cabinets, plus an integrated ZIP tap and fridge
- Life is made easy with a mudroom straight off the double garage

Upper Level

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

6 3 4

FOR SALE

Offers to Purchase

VIEW

By Appointment

AGENTS

Matthew Keeley
0437 720 885
mkeeley@ljht.com.au

Sarah Fard
0474 571 674
sfard@ljht.com.au

AGENCY

LJ Hooker Toowoomba
(07) 4688 2222

LJ Hooker

- Lifestyle and self-care await, away from the kids...
- Spacious main bedroom, with its own private balcony with range vista
- Your very own dressing room (not a walk-in robe, a whole room)
- Elegant oasis of an ensuite with a bench seat in the shower and a free-standing bathtub
- Adjoining the main bedroom is a separate study or nursery, depending on what stage of life you are in.

Guest House/ Pool House

- Maybe the best view on the property overlooking the pool
- Spacious bedroom with its own bathroom
- Huge lounge room, and built-in kitchenette
- Fold Doors fully open to the east to capture the light and the pool
- Its own over-height double garage

Grounds and Features

- Perched on 1,435m2 set back privately away from the street
- Private and secure block fence with remote gate
- Heaps of space for kids and pets to enjoy
- Paved driveway, privacy hedges.
- 5Kw Solar system with Tesla battery system
- Security system and Intercom system plus security screens
- Underground rainwater tank
- Fire pit area
- Contemporary yet warm design built in 2003

This is the best of elegant, estate living while being as easy to maintain as a property of this size can be. Positioned in a stunning, peaceful neighbourhood. This is a quality residence ready for the next family to move straight in and enjoy.

MORE DETAILS

Property ID	202ZF4W
Property Type	House
Land Area	1435 m2
Including	Ensuite Air Conditioning Alarm Built-in-Robes Area Views Close to Schools Close to Shops Pool Prestige Homes Security System

Matthew Keeley 0437 720 885

Residential Sales Manager | mkeeley@ljht.com.au

Sarah Fard 0474 571 674

Residential Sales Executive | sfard@ljht.com.au

LJ Hooker Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au





Total: 602m²

3 Meredith Crescent Middle Ridge



This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon. Floorplan created by **Vue Digital**.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

