







35 McClymont Drive, Rangeville

4 2 2

Your Next Chapter Starts Here - Spacious, Stylish & Perfectly Positioned

Space, Comfort & an Exceptional Rangeville Lifestyle

Welcome to a spacious four-bedroom residence offering the perfect combination of family comfort, practical living and a sought-after lifestyle location.

Set on a generous 688m² allotment, this well-designed home provides approximately 204m² of internal living and an abundance of space for families to live, relax and entertain.

The heart of the home is the generous kitchen, featuring excellent bench space, ample storage and quality stainless-steel appliances. Positioned alongside the open-plan dining and family area, it creates a central space for everyday living and entertaining.

The home offers four well-proportioned bedrooms, with the master suite providing a private retreat complete with a walk-in robe and ensuite. The remaining bedrooms feature built-in wardrobes and are serviced by the main bathroom, providing comfortable

FOR SALE
$1,150,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Toowoomba
(07) 4688 2222

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.

accommodation for family and guests.

Multiple living zones add flexibility, with a separate lounge providing an ideal second living space, media room or quiet retreat. Ducted air conditioning throughout ensures year-round comfort, whatever the season.

For those who love outdoor living, the covered alfresco area provides a seamless extension of the indoor living spaces. Complete with drop-down blinds, it is designed to be enjoyed throughout the year - from relaxed family dinners to entertaining friends.

Outside, the private rear yard offers plenty of room for children and pets, while the valuable side access provides additional convenience and flexibility.

A double garage completes the practical appeal of this well-rounded property.

Location is another standout. Positioned in a popular pocket of Rangeville, you are close to local parks, schools, shopping and everyday amenities. Cypress Street Park is nearby, while High Street Plaza and surrounding conveniences are just a short drive away.

Property Features at a Glance:
- 4 generous bedrooms
- Master bedroom with walk-in robe & ensuite
- 2 bathrooms
" Double garage
" 688m² allotment
" Approximately 204m² internal living
- Ducted air conditioning throughout
- Multiple living areas
- Spacious kitchen with excellent storage & bench space
- Quality stainless-steel appliances
- Open-plan family & dining area
- Covered alfresco entertaining area with drop-down blinds
- Private rear yard
- Side access
- Built-in wardrobes
- Highly sought-after Rangeville location

Offering space, functionality and lifestyle convenience, is a home designed to accommodate the way families live today.

Come and experience the space, comfort and lifestyle this Rangeville home has to offer.











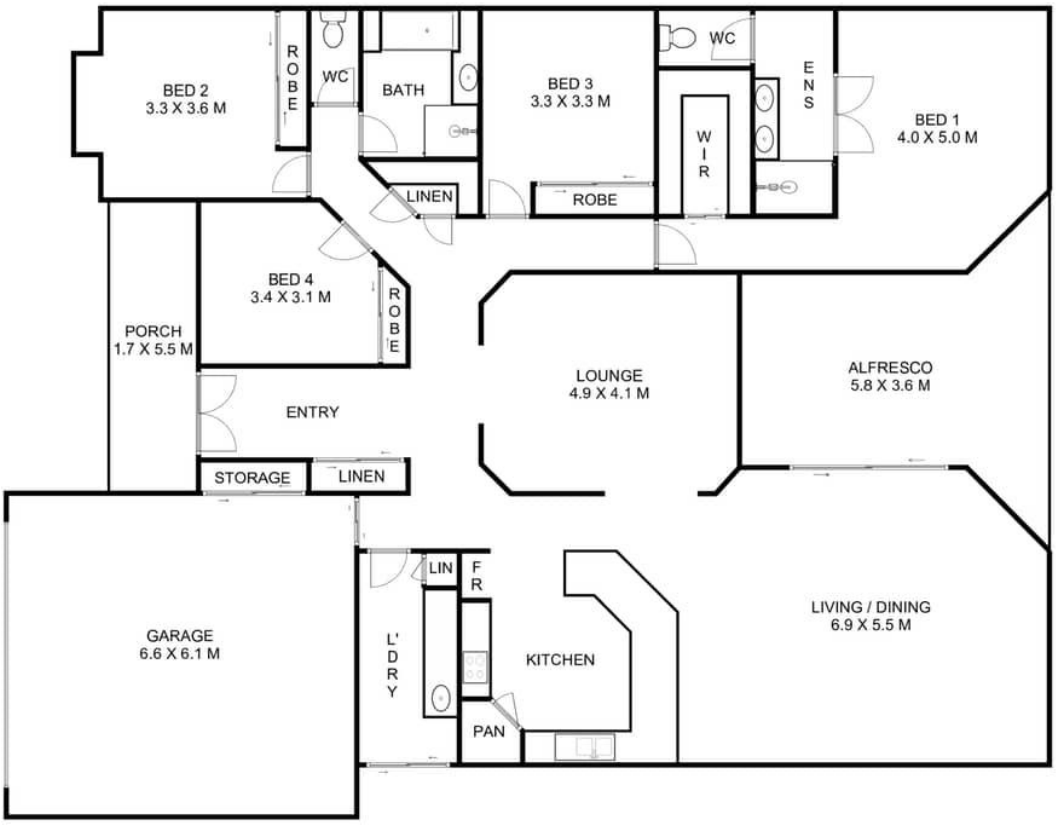
MORE DETAILS

Property ID	20D3F4W
Property Type	House
Land Area	688 m2

Sarah Fard 0474 571 674
Residential Sales Executive | sfard@ljht.com.au

LJ Hooker Toowoomba (07) 4688 2222
Level 6, 10 Russell Street, TOOWOOMBA CITY QLD 4350
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au

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.



LJ Hooker 35 Mcclymont Drive, **Rangeville**

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon.
Do not edit, reproduce, copy, modify, crop or in any way exploit copyright to Statik Illusions. More info : statikillusions.com/usage-rights/

Internal **267m²** External **32m²** Total **299m²**

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.

LJ Hooker