



Rangeville, 4 Batterbee Street

A hidden gem in Rangeville on an 809m² block.

An inspection here is sure to inspire. Set on an 809m² block, this charming home includes a beautifully finished bathroom in the separate/detached retreat; an ideal space for guests or extended family.

The freshly painted chamferboard residence was built in an era that favoured large windows to invite natural light throughout. The spacious, light-filled lounge and generously sized bedrooms reflect the timeless design, while polished timber floors showcase craftsmanship that predates the concrete slab era.

The current owners have completed key renovations, including a full bathroom and laundry renovation, timber benchtops in the expansive eat-in kitchen, and the addition of the versatile retreat. Beyond these enhancements, the property remains a blank canvas, ready for your personal touch.

Positioned in a Rangeville in a quiet street, located only a short stroll from Rangeville Primary school, High Street Shopping, and the iconic Picnic Point. With a local park just two doors down, the lifestyle on offer here is hard to beat.



For Sale
Interest Over \$720,000

View
ljhooker.com.au/1YXVF4W

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This is a home with character, flexibility, and room to grow with a larger block, it is an exceptional opportunity for creative buyers looking to make their mark.

Other notable features:

- 5kw Solar to the house.
- Small workshop at the back 3x6m
- Rainwater tank
- Brand new bathroom
- Vacant & ready for early possession

More About this Property

Property ID	1YXVF4W
Property Type	House
Land Area	809 m2

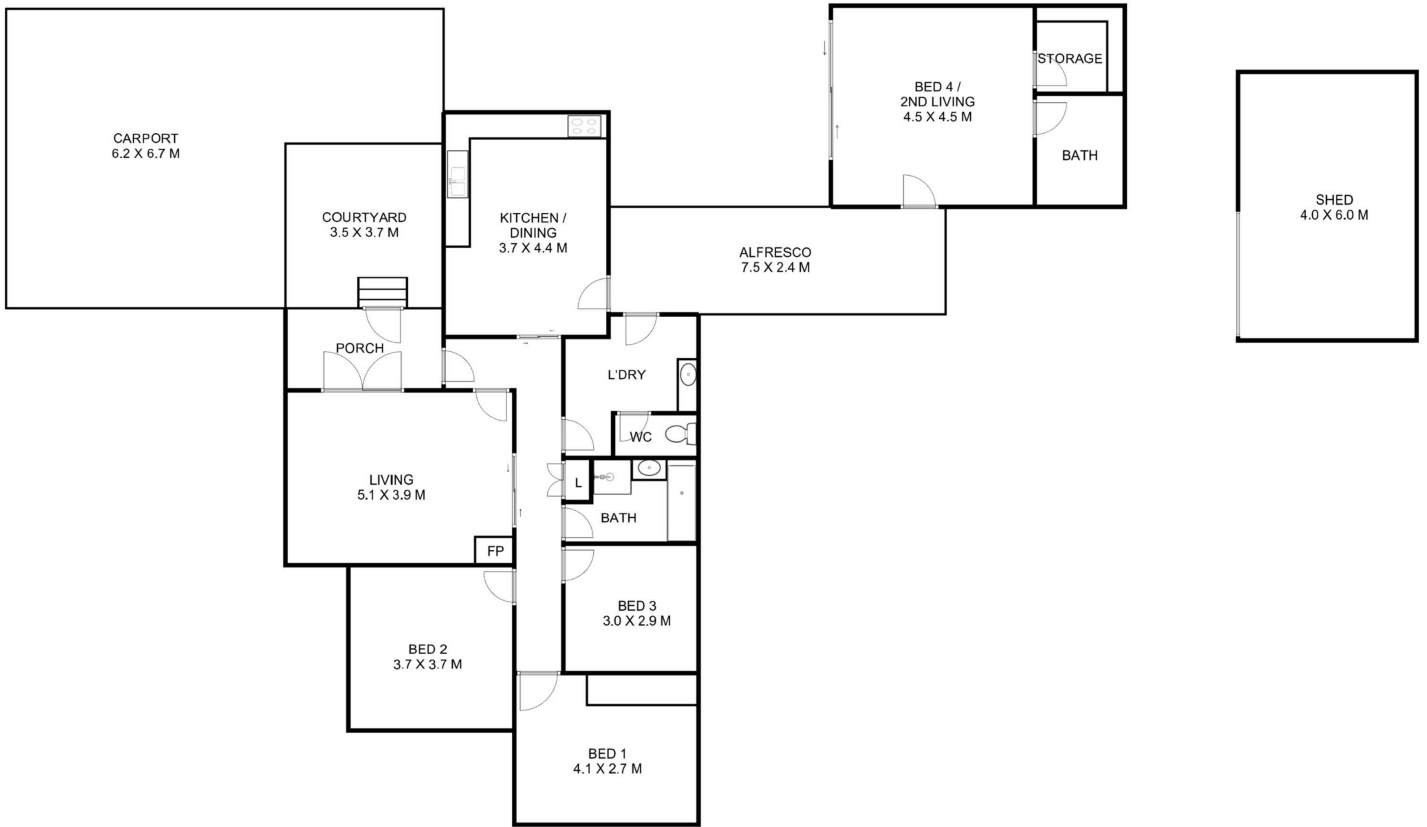
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Internal **141m²** External **98m²** Total **239m²** 



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