






Sold

60 Rowbotham Street, Rangeville

3  1  2 

## Prime Rangeville Living in a Sought-After Street

Positioned in one of Rangeville's most sought-after streets, this well-located residence presents an outstanding opportunity for buyers looking to renovate, add value, or capitalise on strong local growth. Set on a generous approx. 718m<sup>2</sup> allotment, the home offers a functional layout with 3 bedrooms and 1 bathroom, along with excellent potential to reimagine the existing floorplan or extend (STCA). The solid structure provides the ideal foundation for a modern transformation, whether for owner-occupiers, investors, or renovators seeking their next project.

A standout feature of the property is the opportunity to convert or enhance the existing garage space into additional living or granny flat accommodation (STCA), creating further flexibility for multi-generational living or potential dual-income use.

### FOR SALE

Offers over \$900,000

### AGENTS

Sarah Fard  
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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.

 **LJ Hooker**

## MORE DETAILS

Property ID	1ZZBF4W
Property Type	House
Land Area	718 m2

### **Sarah Fard 0474 571 674**

Residential Sales Executive | [sfard@ljht.com.au](mailto:sfard@ljht.com.au)

### **LJ Hooker Toowoomba (07) 4688 2222**

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