

**15 Rangeview Road, Blue Mountain Heights, QLD,
4350**



House For Sale

Wednesday, 27 November 2024

15 Rangeview Road, Blue Mountain Heights, QLD, 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Dominic Ryan



Louise Bizzell

Character-Filled Family Home with Escarpment Views Surrounded by Nature

Step into a home where timeless design and natural wonder create an extraordinary living experience. This stunning four-bedroom residence in Blue Mountain Heights offers a harmonious blend of character-filled architecture and serene surroundings. Surrounded by established trees and with views over the escarpment's blue mountains and Lockyer Valley, this property feels like a private sanctuary. The expansive backyard is perfect for children to explore, while the enormous rear deck provides an idyllic setting to savour magical valley views.

Built in 1997 with colonial-inspired charm, this home features soaring raked ceilings, polished timber floors, timber-cladded walls and ceilings and ornate details that infuse every space with elegance. The floorplan offers a spacious loft-style bedroom with an ensuite, ideal as a private retreat. A formal lounge with a cozy fireplace, a formal dining room, and a casual living area overlooking the deck provide versatile spaces to relax and entertain. The open-plan kitchen connects seamlessly with the casual living space, ensuring a welcoming and functional flow. Enjoy looking out for visiting wildlife, including king parrots, pale-headed rosellas, cockatoos, tawny frog mouths, possums and even koalas.

Practical features complement the home's charm, including a large butler's pantry/store room, centrally-located floor-to-ceiling storage, ducted air-conditioning, an electric hot water system, and a 20 000L tank for garden watering. A three-car carport ensures ample parking and storage. This property is a haven for families seeking a home rich in character, comfort, and natural beauty.

At a Glance:

- Four bedrooms, including a loft-style bedroom with ensuite
- Beautiful main bathroom with cast iron clawfoot bath
- Expansive rear deck with magical valley and mountain views
- Formal lounge with fireplace and formal dining room
- Casual living area with combined kitchen, overlooking the deck
- Timber-cladded walls and ceilings with ornate features and stained-glass accents
- Large butler's pantry/store room
- Floor to ceiling cupboard storage close to dining and lounge
- Polished timber floors throughout
- Ducted air-conditioning and electric hot water system
- Landscaped gardens, including northern courtyard and a large elevated vegetable garden
- 20 000L tank for watering gardens
- Three-car carport
- Laundry with built in ironing board
- Ample storage throughout
- Large backyard surrounded by beautiful trees, with children's fort
- Convenient to local schools and bus routes, including Downlands
- Easy drive to both Toowoomba or Highfields
- Walking distance to the in-construction Mt Kynoch Habitat precinct with its shops and amenities
- Council Rate: \$1,118.46 net per half-year
- Water Rate: \$373.06 net per half-year

Contact The Dominic Ryan Team at Colliers today to arrange your inspection of this enchanting family home.

Accelerating success.