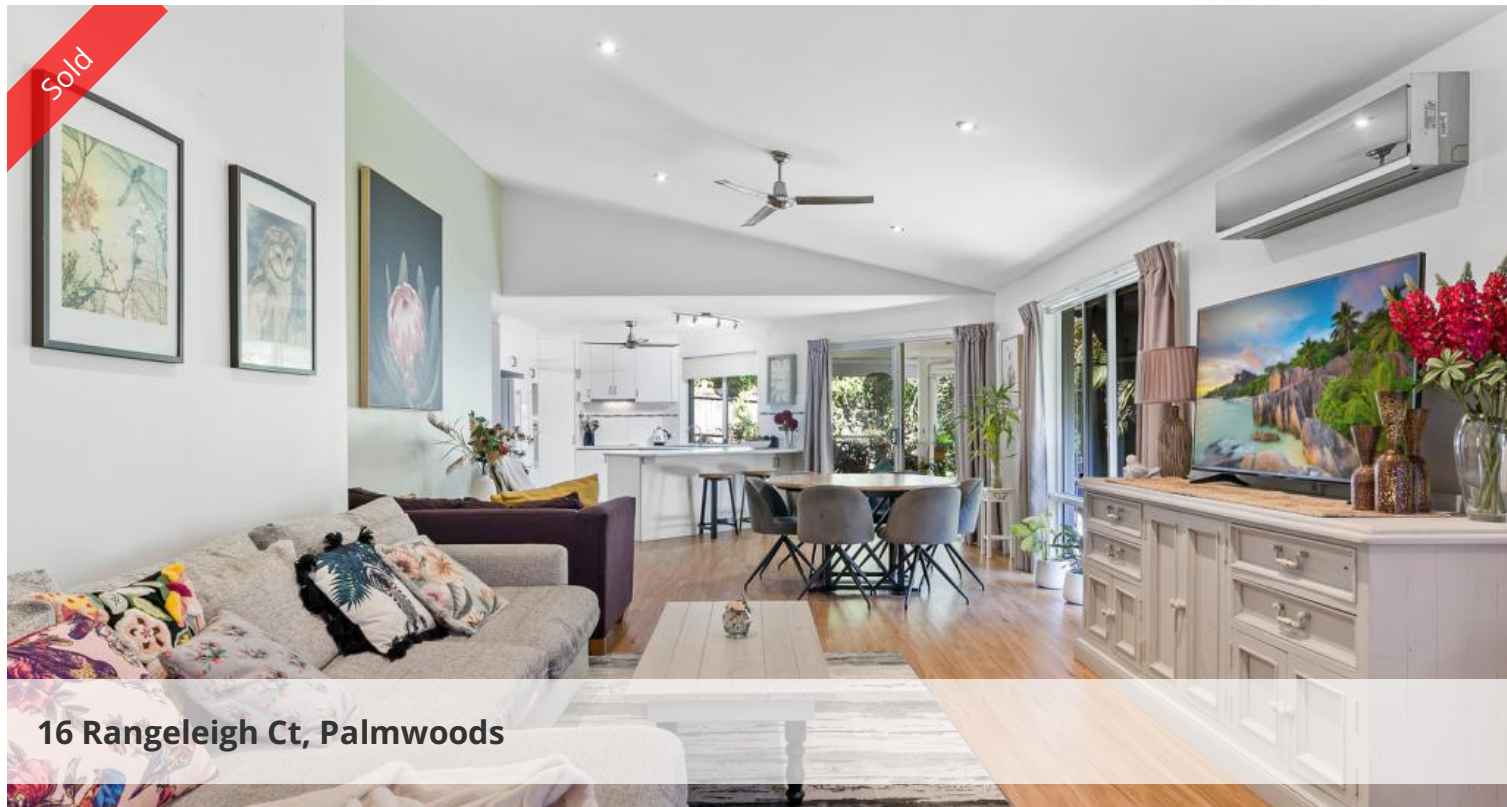


Sold



16 Rangeleigh Ct, Palmwoods



## Bright and Breezy with a Leafy Backdrop

3 2 2 454 m2

Subtle interiors, vaulted ceilings and full length picture windows flood this very appealing home with abundant natural light, space and ventilation. Using glass as a design feature your eye is led from the tiled entry, flowing through from inside to the compact tropical garden outside. The addition of timber look flooring has brought a new warmth to the home, the end result being a home which very effectively integrates living space with lifestyle space. Overall it has its own special "zen" which only an inspection can do justice to.

- A clever design segregates living spaces from bedrooms and bathrooms
- Open plan integration of internal and outdoor living zones
- Large air conditioned master suite with walk in robe and ensuite
- 2nd and 3rd bedrooms ideally suited for a guest bedroom and study
- Practical kitchen with easy patio access and breakfast bar
- Tiled alfresco in a pretty courtyard garden setting
- Set in a quiet court with a fully fenced low maintenance garden
- So close to parks and playgrounds, school and transport
- 2 air conditioners, screens, fans and solar panels to keep costs down
- A perfect place to down-size or make a start in the market

<b>Price</b>	SOLD for \$785,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1476
<b>Land Area</b>	454 m2
<b>Floor Area</b>	190 m2

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Palmwoods has its own special feel, green and leafy with plenty of walking riding and playing options. It's a community, not just a suburb. With an equal mix of older couples and families with children, it has a friendly laid back kind of chill. Some come here for the bigger blocks and others for the "village" feel. You can walk to the park with the dog or kids, school is just a hop step and a jump away, as are the busses to local secondary colleges.

Walk to town for coffee or brunch, lunch at Rick's Garage, Tor a hearty meal at the local country pub are all on the must do list, or commute from the local train station. There are so many dining options in town including Piggy Back, Talking Turket and Chew Chew Bistro, and for those who love to stay active the aquatic centre, tennis and cricket club are all in easy walking distance.

Whikst this home is on a compact 545m2 block, it still enjoys a feel of space and a green and leafy backdrop, there's plenty of room for a kitchen garden for your herbs etc and for the family pet. Just 3 doors away is the local well equipped playground for kids, pets and family gatherings on a larger scale.

If you love the feeling of space but don't want to spend your weekend slaving in an oversize yard this may well be just what you are looking for.

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