



## FOR SALE

### GREAT POSITION WALKING DISTANCE TO TOWN & NEXT TO THE PARK RESERVE /CREEK.

Phone Local Crows Nest Agent Yvonne Bradley. 0408181146 available 24/7.

This property is on a large block 1,400m2 in a fantastic location, next to the park and can never be built in. Views from the front veranda overlooking a natural reserve and a small winding creek. This huge family home has a large entertainment deck opening out to the north from the open plan dining/living areas through two double timber french doors facing N/E. Large veranda on the Western side to keep the home cool. The deck over looks acres of national reserve land towards the creek. Walking distance to town on the scenic "Apple Gum Walk" through the beautifully landscaped park. If you are looking for privacy look no further. Home features high Cathedral ceilings in the living/ dining areas which keeps it very cool. Plus a reverse cycle air conditioner. And wall heaters in the bedrooms. This home has exclusive fittings throughout and is a "one and only of its kind".

Features of this gorgeous European styled home.

- \*Covered in Veranda at the entry and solid timer stained glass entrance door.
  - \*Large living area with Bay window and double timber french door opens up onto the deck facing North. Impressive high timber cathedral ceilings. Quality carpets throughout.
  - \*Open plan Dining and Living.
  - \*Large kitchen with solid oak hand crafted timber cupboards. lots of bench space plus a breakfast bar. 5 burner Gas cook top and electric wall oven and as new dishwasher. Kitchen window looks over the landscaped garden to the East. Cork tiled floor. Laundry back door opens up on to the covered in car port and garage, level no steps.
  - \*Master bedroom is down stairs. Carpeted. Large built in robes. wall heater.
  - \*Tiled family bathroom, shower and bath down stairs.
  - \*Separate toilet downstairs next to the master bedroom.
  - \*Upstairs are two massive bedrooms, large built in robes, wall heaters and could convert into another 2 extra bedrooms, easy access to plumbing to build an ensuite or extra bathroom.
  - \*Beautifully landscaped garden with large rainwater tank.
  - \*Double car port. cement floor. leads to the back door to the kitchen, level no steps.
  - \*single garage with lock up roller door near the back door.
- Wide side access at the bottom side of the home, double gates room for a caravan.  
Gorgeous picket fence at the front, well fenced to keep the dog and young children safe.  
This home has a lot of European influence in the architecture, built for coolness to adapt to our

3 BED | 1 BATH | 3 CAR

PRICE:

\$329,000...1416m2

OPEN FOR INSPECTION:

N/A

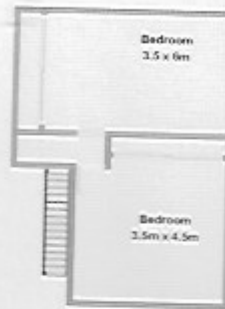
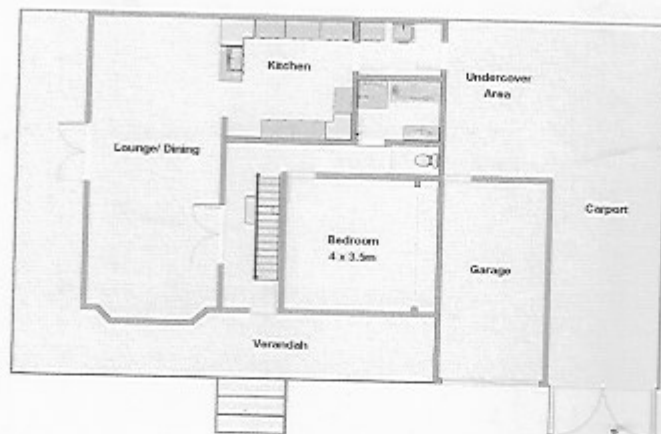


**Yvonne Bradley**

**0408181146**

yvonne@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



**16 Dale Street,  
Crows Nest QLD 4355**

This plan is for illustrative purposes only and is not to scale.  
Measurements are approximate.

**Yvonne Bradley**  
RESIDENTIAL, RURAL & COMMERCIAL  
MARKETING & SALES SPECIALIST  
@realty OFFERS PROFESSIONAL SERVICES:  
• CONVEYANCING AND FINANCE  
m: 0408 181 146  
e: [yvonne@atrealty.com.au](mailto:yvonne@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.