



## FOR SALE

### LARGE MODERN 4 BED FAMILY HOME WITH MANY EXTRAS AND LOVELY VIEWS OF THE CROWS NEST HINTERLAND.

This spacious quality 4 bedroom home has it all.

Owners have made many improvements ; tinted windows , security screens, new interior block out blinds and awnings at the front of the home to keep it cool in the summer months.

The "WOW factor of the property is the huge 44.61m2 extended entertainment area. Ideal for social occasions. Paved and new outdoor blinds installed around the exterior of the entertainment area so that it becomes a sustainable " Alfresco" area that can be used all year round.

Features of this large modern home.

- The open plan kitchen /dining and living area is well designed allowing easy access to all 3 areas. Installed reverse cycle split system. The Kitchen is equipped with modern appliances; dishwasher, 4 burner gas cook top and wall oven. Plenty of bench top and cupboard space and easy access from the double covered in car port through to the kitchen.
- Formal lounge room facing the north with lovely views to the N/W of the Crows Nest hinterland.
- Spacious master bedroom which faces N/E. Ensuite, walk -in -robe and reverse cycle split system.
- Plus 3 extra bedrooms all with built in Robes. 4th Bedroom has reverse cycle airconditioner
- Family tiled bathroom, vanity, shower and bath.
- Separate toilet and laundry with wall to wall storage space and back door opens out on to the large covered in car port which can accommodate 3 small or 2 large vehicles.
- Ceiling fans in every room.
- 2,000 gal rainwater tank.
- 15 Amp electricity outlet
- Garden shed, cement fload, 3m x 3m with shelving.

Easy care garden, raised vege. beds.

Public transport available door to door pick up from Crows Nest to Highfields and Toowoomba.

Crows Nest is situated on the New England Hwy, the township provides many amenities and facilities for all ages. The CBD surrounds a beautifully landscaped park. Shops available; IGA Supermarket, Butcher, News agency, Chemist, Bakery, Post office, Pub, cafes and many more specialty shops.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$359,000

OPEN FOR INSPECTION:  
N/A

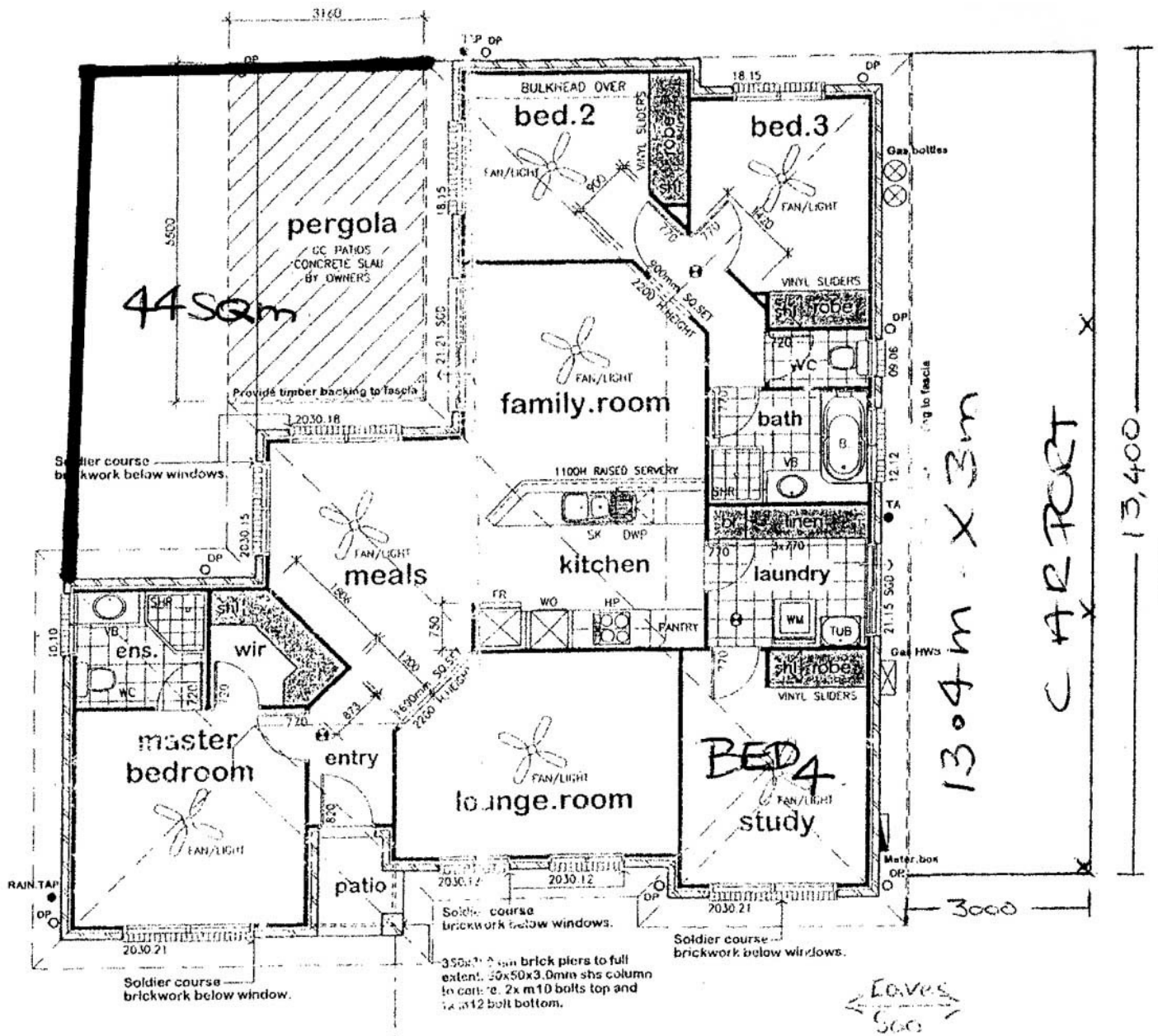


**Yvonne Bradley**

**0408181146**

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.