



FOR SALE

TRADITIONAL STYLE QUEENSLANDER WITH VERANDAS, LARGE SHED ON 1/4 ACRE.

The owner has just dropped the price to meet the market.

This traditional Queenslander has been transported to the block, wiring, plumbing and steel stumps are all done to council specifications. Only 8 years old. Double powered colorbond shed is in immaculate condition. Power points on the back wall ideal for a workshop.

The home has verandas on 3 sides and traditional double french doors opening up onto the verandas from the bedrooms and living area. Hardiplank exterior. Well fenced for the pets and an easy walk to Crows Nest CBD.

Lovely rural views from the front veranda to the N/E of the rolling hills of the Crows Nest hinterland. Very quiet location the property is situated on a no through St.

Features of this well maintained immaculate Queenslander.

* Large open plan kitchen, dining and living areas. Double french doors open up on to the eastern side veranda and security sliding door to the back verandas.

* 3 bedrooms all with built in robes.

* Master bedroom has an ensuite, double french doors open up onto the front veranda. Reverse cycle air con.

* Family bathroom, bath, shower and vanity unit.

* Separate laundry and toilet.

* Ceiling fans and high ceilings throughout the home to keep it cool in the summer. Insulated. Kitchen has recently been updated and new floor coverings throughout.

Interior and exterior recently re-painted.

New curtains and light fittings. New carpet in the bedrooms.

Back yard is easy care with two large shady trees. rain water tank. Lock up double roller doors or colorbond shed, powered, cement floor, window and side door. Side access to park the caravan.

Mobile service and NBN.

Showing a good return on investment for a rental portfolio. CMA rental approx \$280.00-\$290.00 a week.

Currently vacant.

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.

Facilities: Large Community hall, Age care accommodation, Blue nurses, Ambulance centre, 4 Doctor medical clinic, Dentist and Vet clinic. Schools and day care centre for the working

3 BED | 2 BATH | 2 CAR

PRICE:

\$265,000...1/4 acre

OPEN FOR INSPECTION:

N/A



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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.