



**SOLD**

## MODERN ARDEN VALE BRICK HOME ON LARGE 1124M2 BLOCK .

The home is well positioned on the large block, all you need to do is organise your big shed to be built in the back yard. There is a huge 5kw Solar System with maximum panels, no need to worry about the power bills anymore! Short walk to the School.

### FEATURES OF THE HOME>

- \*Well appointed Galley style kitchen with; dish washer, ceramic electric cook top and wall oven. Breakfast bar servery to the open plan dining and living area.
- \* Living area opens up with double sliding doors on to the patio area facing the east.
- \*New vinyl timber floor boards in living and kitchen areas, carpeted bedrooms.
- \* Reverse cycle air conditioner in the living area.
- SEcond living area or formal lounge room.
- \* 3 bedrooms, all with built in robes, king size master bedroom is complete with an en-suite.
- \* Tiled family bathroom; bath, vanity and separate shower recess.
- \*Separate second toilet.
- \* Enclosed computer nook with NBN connected.
- \* Laundry is in the double garage.
- \*Double garage has built in cupboards, remote roller doors and internal access into the home.
- \* Fully fenced, garden shed and 3,000. ltr rain water tank.

Large back yard , room to build a large shed and plenty of space for the caravan.

Crows Nest is a lovely country town which provides the community with all of its needs.

Beautiful town square is surrounded many specialty shops.including an IGA supermarket.

4 doctor medical centre, Ambulance station, vet clinic and dentist. Blue care are very active in

the Crows Nest area providing care for the elderly citizens who are living in their homes.

Large nursing home and age care units available.

Bus services to Toowoomba. School to year 10.

Crows Nest is on the New England Hwy and it is only a 2 hour drive to Brisbane or the Sunshine

Coast. City of Toowoomba is a short 40 mins drive. Buses services to Highfield( 20kims)

shopping centers: Woolworths, Coles and Aldi.

Crows Nest provides a pleasant climate that benefits from the areas natural beauty amongst the great dividing range.

**3 BED | 2 BATH | 2 CAR**

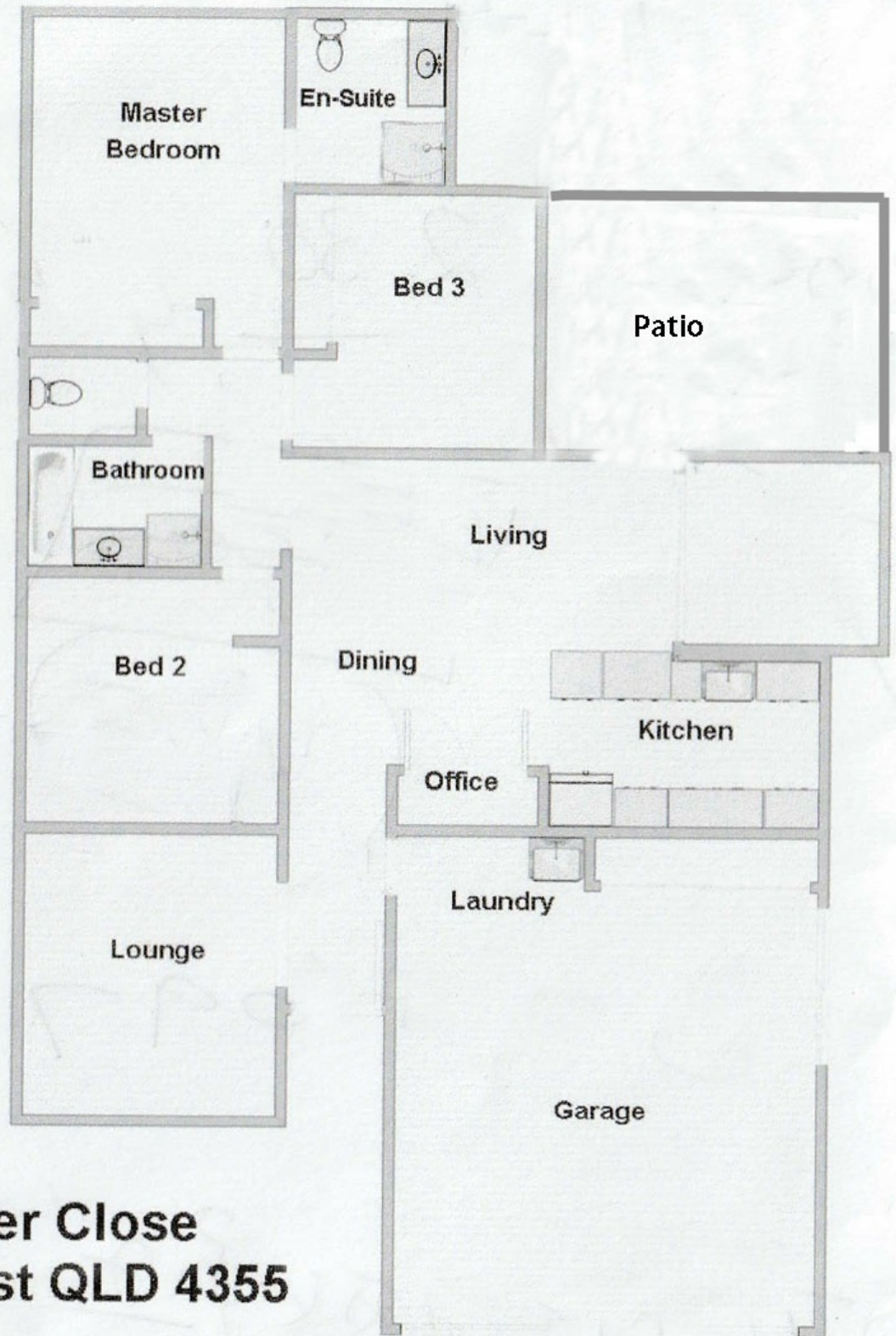
**PRICE:**  
\$347,000

**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.