



# FOR SALE

## 3.75 ACRES CLOSE TO TOWN. HOME, SHEDS AND BORE.

This property is currently under contract .

This property has" POSITION! POSITION!" only 3 minutes drive to Crows Nest. School bus stop at the N/E boundary. . Very private location, cannot see the neighbours. Most of the land is clear consisting of red volcanic soil, kikuyu grass and has a very good bore. Output is over 3.000 Ltrs an hour and is set at 900 Ltrs an hour, depth 27.7 meters. ( electric pump) Very reliable bore throughout the drought. Ideal property to run a horse or establish a small orchard. Fruit trees that are producing; Apricot, Pear, Peach, Mandarine , Orange and lime . New 6.5 Kw solar system has been installed. ( 20 panels) This rural property offers ample water supply and low power bills.

Features of the Property.

4 bedroom home with polished timber floors in the Kitchen and living areas. Carpet in the bedrooms.

\*Spacious functional Kitchen. Lots of storage draws and bench space. Chefs Island with draws. Quality" Bellini" electric stove. The slow combustion wood heater will heat the whole living area during the cold winter months.

\* Huge open plan kitchen, dining and living area.

\*4 bedrooms with built ins.

\* Large Laundry plenty of room for storage.

\*Family bathroom with vanity, bath and seperate shower.

\* At the front of the home is a large sunroom/ rumpus room.

\* Covered in entertainment area is at the back door of the Kitchen on the eastern side.

\* Large double steel shed with cement floor.

\* Timber shed ideal for storage.

\* Double carport.

\* Covered in " Hilton" chookpen with its own small water tank.

2 large storage rain water tanks for the home. 3rd tank is used to store the bore water.

This property is only a 10 minute drive to Hampton, 20 minutes to Highfields and 35mins commute to Toowoomba city.

A 2 hour drive will take you to Brisbane or the Sunshine Coast.

Crows Nest is set in a beautiful area on the range in the High-country. The Town offers the

4 BED | 1 BATH | 2 CAR

PRICE:

\$435,000...3.75acres.

OPEN FOR INSPECTION:

N/A



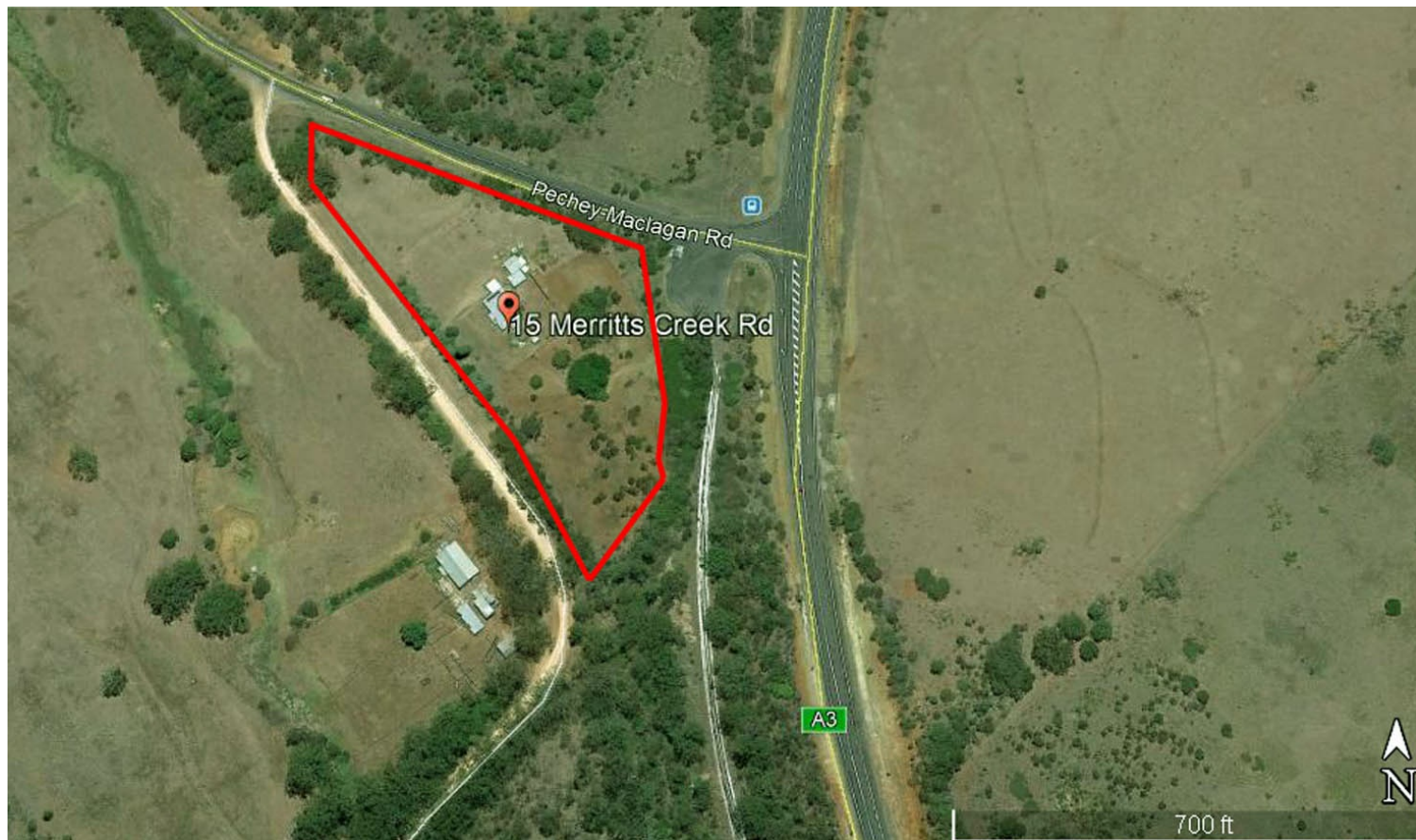
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.