

**SOLD**

## BEAUTIFULLY RESTORED QUEENSLANDER ON HALF AN ACRE.

This property is currently under contract and is now unconditional.

"Rose Villa" is a beautiful grand colonial Queenslander built in the early 1900's boasting large wrap around verandas. This solid timber home is well maintained and in pristine condition. The owners have upgraded the home over the past 2 years to bring it up to an immaculate standard and is now ready for the new owners to enjoy..

Home is centrally located; Short walk to town CBD.

Impressive arched front entrance with coach lights on both sides.

Internally this home has been carefully renovated to keep it in the 1900's era : offering a modern style country kitchen, high ceilings, tongue and groove walls, solid timber crafted fret work, fan light windows above the doors, large bay window, and beautiful polished wide hoop pine timber floors throughout.

Enjoy the ambience of the open fire places in the formal lounge and bedroom/office . Double French doors open up onto the verandas.

Regulated ducked heating and cooling system provides comfort all year round. Only mins walk to the Age Care facility, Medical clinic and Crows Nest CBD. Across the Street from the Golf Course. This home provides all the comforts of living close to town situated on half an acre of landscaped gardens offering privacy, peace and quiet in a tranquil setting.

Features of this stunning home:

- Modern country style Kitchen; chefs 5 burner gas cook-top with electric oven and dishwasher. Spacious open plan kitchen, with a preparation island and plenty of cupboard and bench space. Open plan kitchen/dining area opens through to the veranda and is a well planned area to entertain guests.
- Open plan kitchen and dining area has a new large combustion wood heater that keeps the home warm and cosy in the winter months.
- 3 generous sized bedrooms. Large master king size bedroom, new spacious built in wardrobes , and a modern ensuite
- Large family bathroom with a claw-foot bath, vanity , separate shower and second toilet.
- Separate laundry with linen cupboards
- Large steel framed double shed, plus powered work shop with cement floor, roller doors and inside a separate toilet

3 BED | 2 BATH | 2 CAR

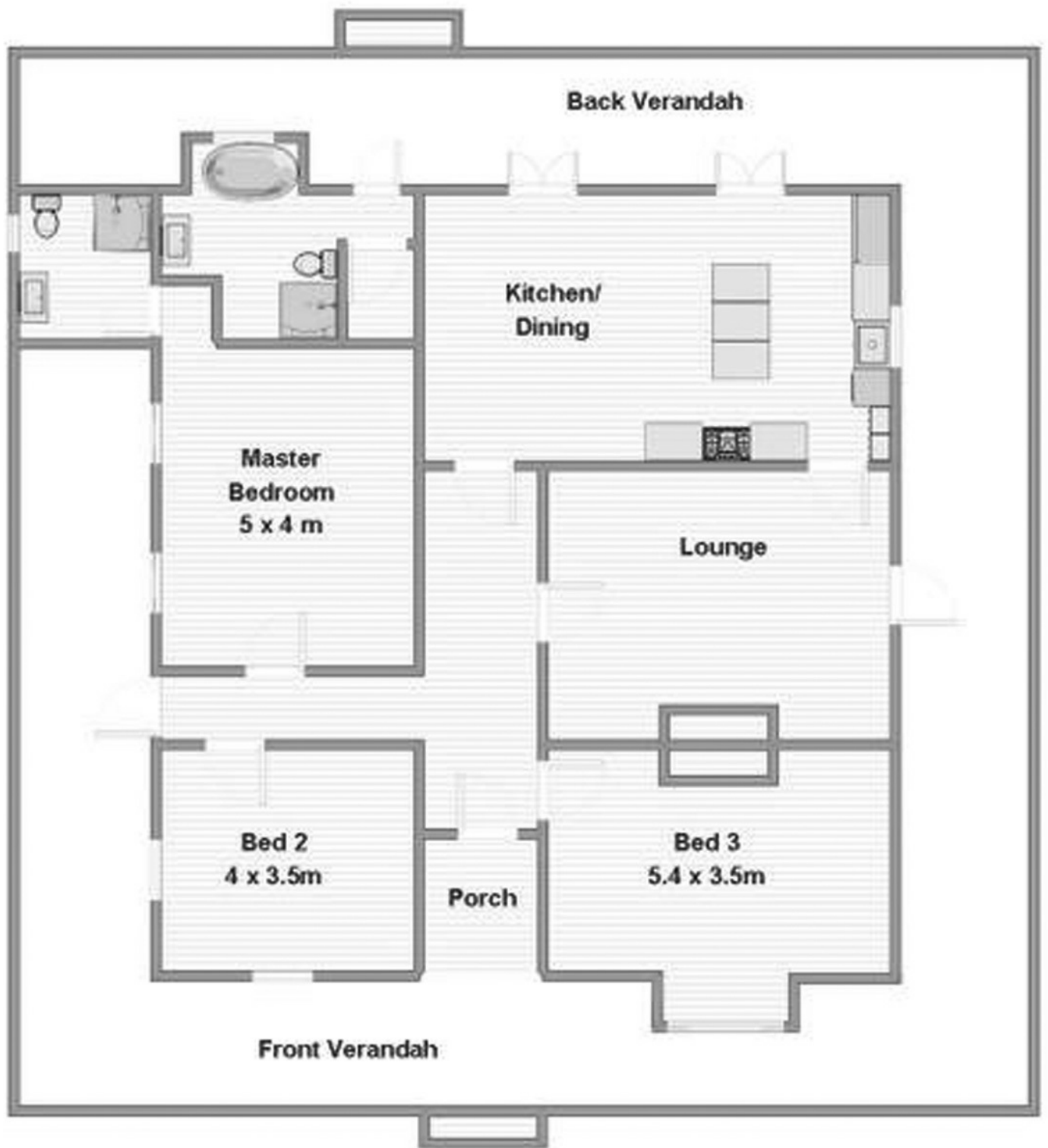
PRICE:  
\$500,000

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.