



## FOR SALE

### INVESTMENT PROPERTY ON LARGE BLOCK, SHORT WALK TO THE TOWN CBD

This investment property has a 3 month tenancy agreement in place. Rental \$275.00 a week. Solid timber home with a new roof, flooring and interior and exterior has recently been painted. This 3 bedroom home is situated on a large block, 1619m<sup>2</sup>. Renovated bathroom with a claw bath, above shower, vanity and toilet. 2nd separate toilet on the back landing. Large spacious kitchen. Pushout colonial windows. Large master bedroom with double French doors that open up on the front veranda. Flooring in all bedrooms is covered in new carpet. New timber vinyl floor boards in the kitchen and living areas. Large garden shed 9m x 3m. Plenty of room to build a large shed. Wide side access for a caravan. Short walk to town. Street has recently been reconstructed with bitumen and new curbing. Ideal home to enter the property market to add to your rental portfolio or for a first home buyer to enter the market.

Crow's Nest is a small friendly country satellite town offering many of the amenities and facilities to accommodate the community: The IGA. supermarket and specialty stores surround the unique town square.. Available; Medical centre, Ambulance station, Aged care, Chemist, Vet, Post Office/ News-agency, dentist and many many more services. Crows Nest is situated only 35 mins. drive north of Toowoomba on the great dividing range on the New England Highway. Bus services available on week days to and from Toowoomba and Highfields modern shopping centres, primary / secondary Schools. Two hour drive to Brisbane or the Sunshine Coast. The Magnificent Bunya mountains are and wineries are to the N/W. The beautiful hinterland of CN. is surrounded by two recreational dams. And a short drive to the popular Crows Nest falls. Call local agent Yvonne today to book an inspection on 0408181146 available 24/7

3 BED | 1 BATH | 0 CAR

PRICE:  
\$275,000.....1619m<sup>2</sup>

OPEN FOR INSPECTION:  
N/A



**Yvonne Bradley**  
**0408181146**  
yvonne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)