



# FOR SALE

## RENOVATED TRADITIONAL QUEENSLANDER.

Here it is the house of your dreams.

This Queenslander has been restumped with new steel piers and a new roof . Painted interior and exterior. New kitchen and carpets throughout.

High authentic tongue & groove timber walls and ceilings. Traditional Fan Light windows are above all of the doors. Spacious open plan kitchen and living area. Renovated bathroom with a new vanity, shower and a bath. The front veranda boasts traditional style timber fretwork, stain glass feature window on the front door.

Double French doors open from the master bedroom on to the front veranda. Back door opens up onto a covered insulated out door entertainment deck facing the Nth. Easy entertaining from the Kitchen to the back deck.

Large reverse cycle air-conditioner and new light fittings ready to be installed. Wide side access with room to build a carport and ample space in the back yard to build a two bay shed . This property is a short walk to the the Crows Nest CBD, doctors and Golf course.

### Features.

- \*New colonial style kitchen , new appliances, soft close draws , pantry and breakfast bar.
- \* Open plan kitchen, dining and living with lovely high ceilings.
- \* Traditional pull up windows in every room.
- \* 3 bedrooms all carpeted.
- \* Tiled bathroom with vanity, separate shower and bath.
- \* New light fittings throughout the home.
- \* Small garden shed.
- \* Fully fenced with a lovely picket fence at the front entrance of the property.
- \* Two rain water tanks.
- \* Connected to town water and power.
- \* Reliable mobile and NBN in the area.

House prices have increased in value in the Crows Nest area by 35% and are selling fast.

At this price it gives the first home buyers an opportunity 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

3 BED | 1 BATH | 0 CAR

### PRICE:

Offers over \$380,000

### OPEN FOR INSPECTION:

N/A



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