



## FOR SALE

### TIM EMMETT HOME | LOCAL AWARD WINNING BUILDER

Welcome to 4 Junction Street a home thoughtfully designed by the current owner and built by our very own local award winning builder Tim Emmett. From the wide open hallway, high ceilings, 7 blade ceiling fans, the stylish practical kitchen and plenty of power points, this could be the one you've been looking for! Located only a stones throw from the local school and walking distance to the local golf course and town centre.

Featuring 3 bedrooms all with built in robes. The bathroom has a walk-in shower area (no glass to keep clean!) and luxurious spa bath. The open plan design stretches out to the outdoor area with roller blinds, this area is under the house roofline and could be enclosed to enhance the already spacious living area.

Property highlights:

- Kitchen with SMEG appliances, Induction cooktop and Pyrolitic (self cleaning) oven
- Solid fuel heater
- 200cm, 7 blade Ceiling Fans
- TV and Foxtel connections throughout the house
- 3.5 kW solar system
- Optic fibre to the house
- 15 amp power points, front and side of the house
- Double Carport, vehicle side access
- Two Garden Sheds, Fully Fenced
- 23,500 litre rain water tank provides water to all outlets (house and garden)
- Raised garden beds
- 906m<sup>2</sup>

Crows Nest has become one of the top destinations offering many lifestyle options. Crows Nest can offer you nature walks, boutique shopping, wine & dine experiences, sports & recreation, extended travel via Wellcamp and Brisbane Airports. Only 2 hours from Brisbane & the Sunshine Coast, it makes sense to make Crows Nest your hometown.

Don't miss out on this opportunity to secure your new property at 4 Junction Street Crows Nest!

3 BED | 1 BATH | 2 CAR

PRICE:  
\$625,000 | Quality Home

OPEN FOR INSPECTION:  
N/A



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## 4 Junction Street Crows Nest Qld 4355

This plan is not to scale and is for illustrative purposes only, measurements are approximate



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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.