



**SOLD**

## WELL-MAINTAINED COLONIAL-STYLE HOME ON A LARGE BLOCK IN A PRIVATE SETTING.

SALE CONTRACT IS NOW UNCONDITIONAL >

Nestled on a generous 1000 square metre block (1/4 of an acre) in the heart of Crows Nest's charming rural landscape, this impressive 3-bedroom house offers the perfect blend of country tranquillity and modern convenience. With its spacious layout featuring an open plan kitchen, dining, and living areas, office, two well-appointed bathrooms, including an ensuite, plus secure parking for two vehicles, this property presents an exceptional opportunity for a couple seeking space, comfort, and community connection. A short 10-minute stroll will take you to the town Square.

Step inside to discover a thoughtfully designed home equipped with modern conveniences. The property's open indoor living spaces with high ceilings flow seamlessly throughout the house. Every detail has been considered for comfortable living, from the practical split system heating and cooling in the living area and main bedroom.

The outdoor spaces truly set this property apart from the ordinary. A beautiful veranda on three sides provides the perfect tranquil setting for morning coffee or evening entertaining, while the fully fenced yard ensures privacy and security for children and pets.

- \* Generous 1000m<sup>2</sup> fully fenced block providing space and privacy
- \* Extra wide access for the caravan and room to build a large shed.
- \* Small garden shed
- \* Modern new kitchen featuring quality appliances.
- \* New floor coverings throughout the home.
- \* Eco-friendly rainwater tanks for sustainable living
- \* Lovely bay windows on the northern and eastern sides of the home.
- \* 3rd bedroom would make an ideal office as it has an external entry.
- \* Entertainment-ready with Pay TV access and broadband connectivity
- \* Inserted are historical photos taken of the garden in full bloom last Spring 2024.
- \* Koala Bears and native birds have been sighted in the Gum trees in the Park adjoining this property.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



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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.

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