



FOR SALE

GREAT POSITION.. SHORT WALK TO THE GOLF COURSE, TOWN CBD AND LOCAL SCHOOL

Nestled on 942m² is this 3-bedroom family home, presenting an exceptional opportunity to purchase in Crows Nest, an increasingly popular township on the Darling Downs. 22 Andrews Road has some fantastic new features: a new roof (2024), Solar panels (6.5 kW, 2021), Walnut flooring in the Kitchen, dining room, and hallway, and an extra toilet in the bathroom. Side access is available; however, if you have a caravan, motorhome, or large vehicle to park up, the current owners enjoy rear access via the old Railway easement, accessible via Lalor Street.

Property features:

- * Updated kitchen with a new gas oven, an electric griller, 5-plate electric induction cooktop, and a large Bosh dishwasher.
- * Second living room overlooking the back yard
- * New Walnut flooring
- * Bathroom with toilet
- * Second separate toilet
- * Office with NBN connected
- * Front verandah
- * Three king-size bedrooms all with built-in robes
- * Alarm System, security doors and windows
- * Split systems in the lounge and master bedroom
- * Ceiling fans throughout the home
- * Skylights and whirlybirds
- * Single garage with remote door
- * Compliant smoke alarms
- * New roof installed with insulation in 2024
- * Aluminium exterior blinds
- * Fuse box upgraded in 2021

Outside property features:

- * Solar panels 6.5Kw installed in 2021.
- * Two rainwater tanks
- * Garden shed
- * Rear access via the old Railway easement for a caravan.

3 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$720,000

OPEN FOR INSPECTION:

N/A



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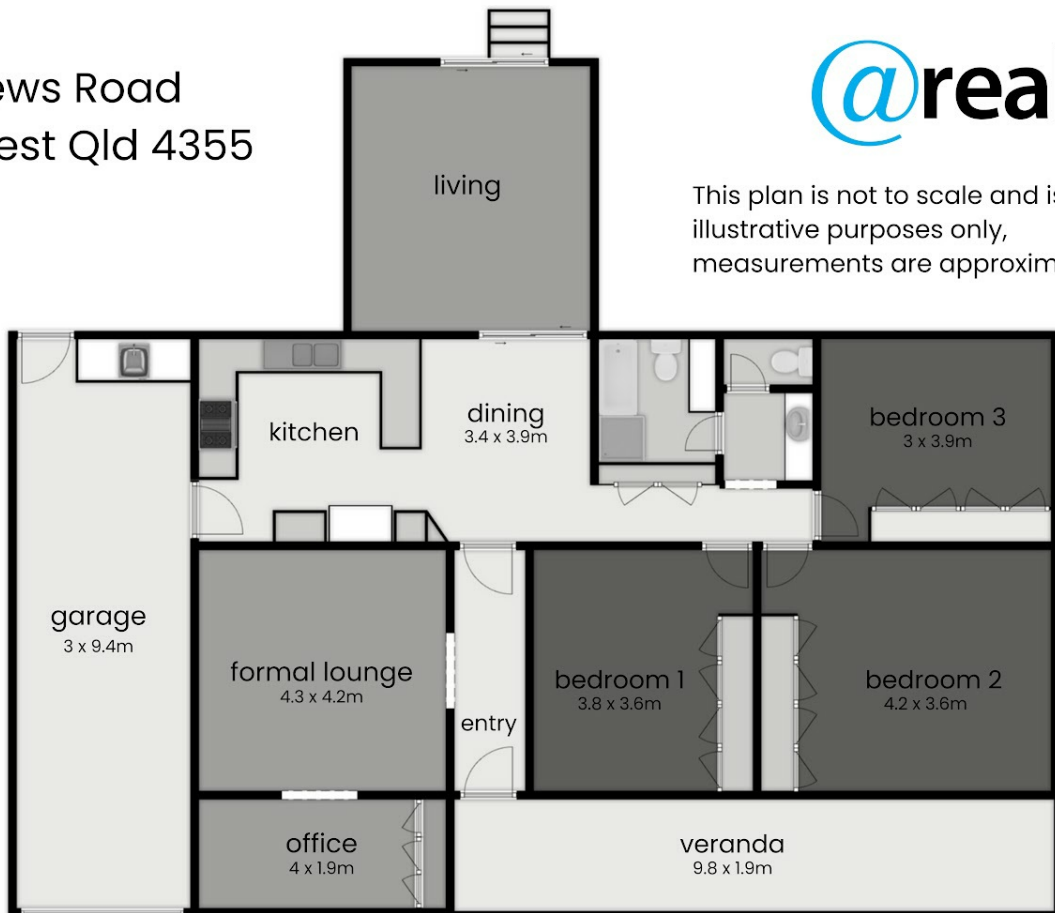
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This plan is not to scale and is for illustrative purposes only, measurements are approximate



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.