



# FOR SALE

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

THIS PROPERTY IS NOW UNCONDITIONAL.

Nestled on 942m<sup>2</sup> 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.

3 BED | 1 BATH | 1 CAR

### PRICE:

Offers over \$725,000

### OPEN FOR INSPECTION:

N/A



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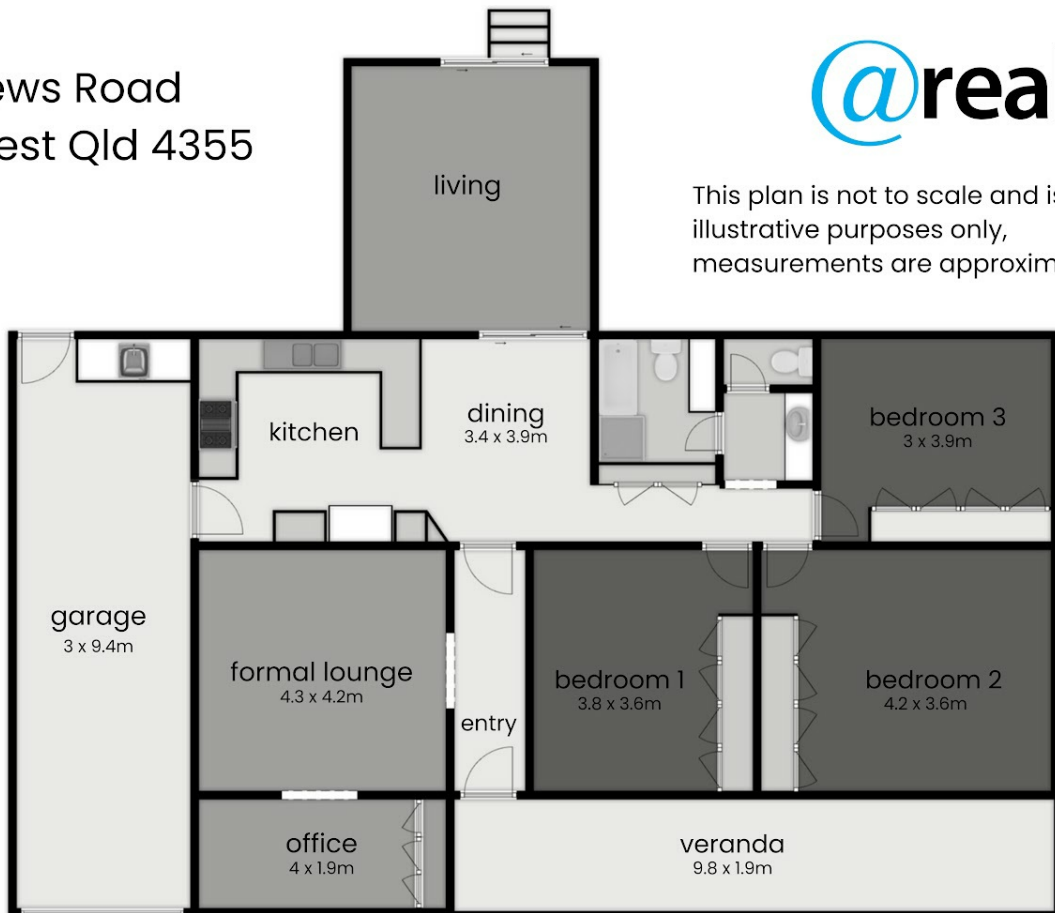
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22 Andrews Road  
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This plan is not to scale and is for illustrative purposes only, measurements are approximate



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.