



# FOR SALE

## DELIGHTFUL BRICK HOME

Presenting 15 James Street, a lovely property only a short walk to the town centre with a 6m x 6m powered shed, large vegetable garden and plenty of room out the back for the caravan! The house is very spacious with an open planned living area a large lounge room and bonus sunroom/enclosed entertainment room. The ornate timber fretwork, decorative cornices & ceiling roses are an absolute delight.

### House features:

- \* Formal lounge
- \* Spacious tiled open plan living, dining and kitchen with large wood heater
- \* Good size kitchen with plenty of bench space
- \* Eastern sunroom
- \* Main bathroom with bath and separate shower
- \* Huge laundry room, with ironing station
- \* Storeroom with wall to wall cupboards
- \* 3 bedrooms - all built-in-robies & the spacious master bedroom has ensuite
- \* Single garage or can be used as a rumpus room

### Outside features:

- \* 6m x 6m powered garage
- \* Garden shed
- \* 2 x 10,000 Lt rain water tanks
- \* Solar system
- \* Solar hot water
- \* Access for large vehicle/ caravan parking
- \* Landscaped garden
- \* Town water
- \* Fully fenced
- \* Land size 1,214m<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.

3 BED | 2 BATH | 3 CAR

### PRICE:

Interest above \$780,000

### OPEN FOR INSPECTION:

N/A

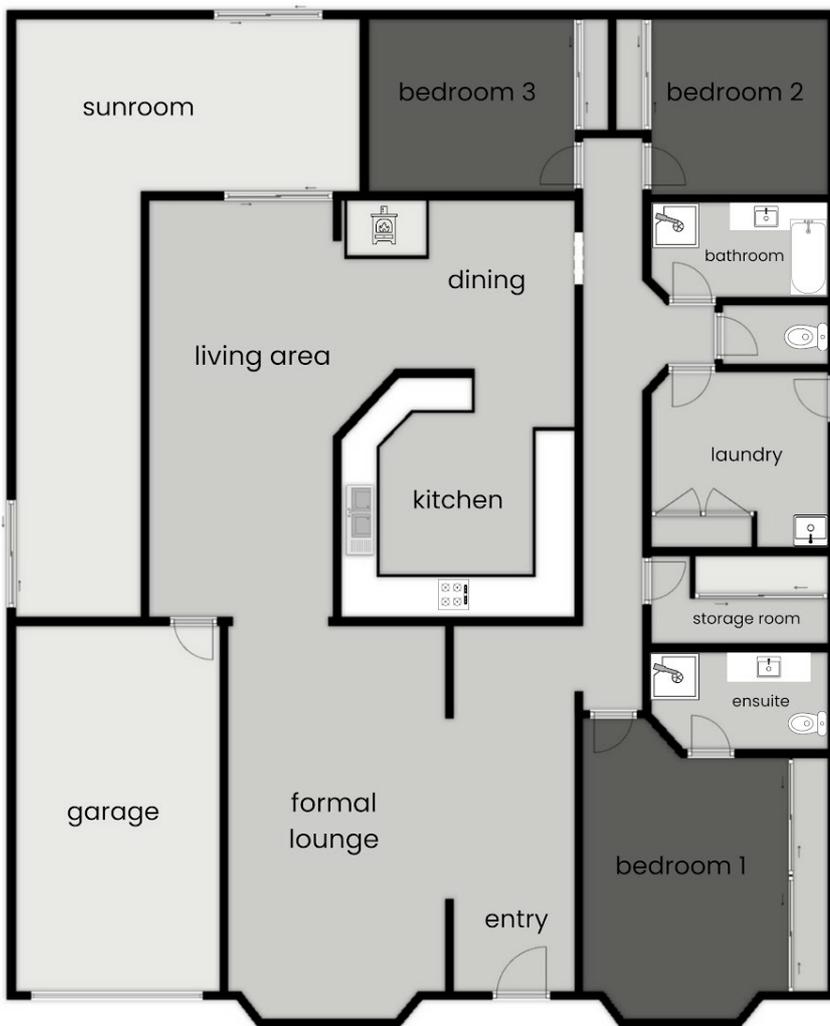


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15 James Street  
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This plan is not to scale and is for illustrative purposes only, measurements are approximate

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.