

7 EAMES STREET, CROWS NEST, QLD, 4355



# FOR SALE

## GREAT FIRST HOME OR INVESTMENT PROPERTY

Welcome to 7 Eames Street, a great first home or investment property, set on 1,012m<sup>2</sup> (¼ acre) block in a peaceful part of town. Positioned adjacent to Bald Hills Creek with a rural outlook, this charming property offers a quiet lifestyle with plenty of potential to add further value.

### Property highlights:

- \* 1,012m<sup>2</sup> (¼ acre) block
- \* 2 good-sized bedrooms (3.5 x 3.4m)
- \* Modern kitchen
- \* Open plan indoor living with covered outdoor entertaining area
- \* Bathroom and laundry combined
- \* Polished timber floors
- \* Reverse cycle air conditioners
- \* Solar power
- \* Steel adjustable stumps
- \* Double carport
- \* 10,000 litre rain water tank
- \* Dog ramp
- \* Under house storage
- \* Town water plus tank water connected
- \* Raised flower gardens
- \* Assortment of Fruit trees including Mulberry, Apple, Cherry, Nectarine, Apricot, Plum and Citrus

Rental Appraisal: This property has been rent appraised for approximately \$500 – \$520 Per Week

Toowoomba Regional Council Rates approximately:  
General Rates \$865.60 net half year approx.  
Water rates \$397.27 half year plus usage

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

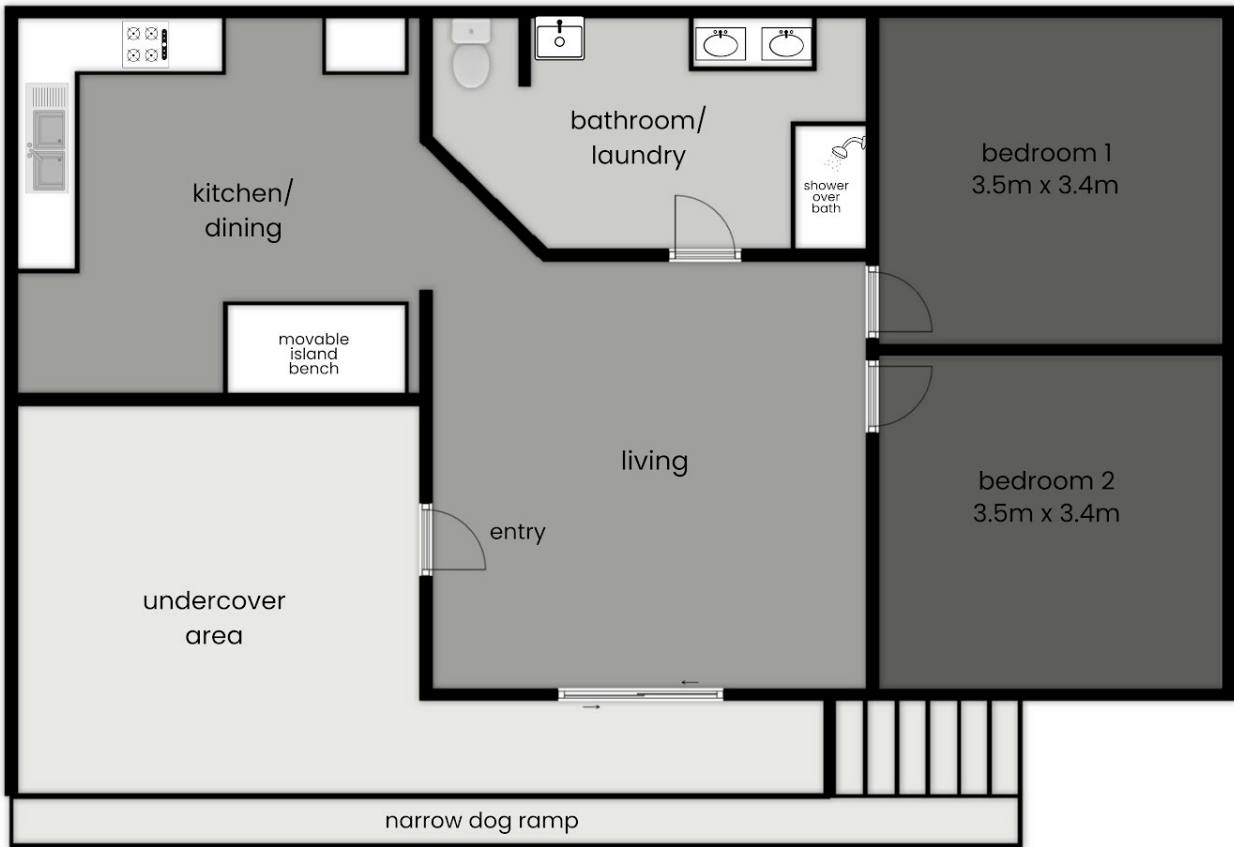
2 BED | 1 BATH | 2 CAR

PRICE:  
\$575,000

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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