

12a Albert Street, Crows Nest, Qld 4355

House For Sale

Thursday, 15 February 2024



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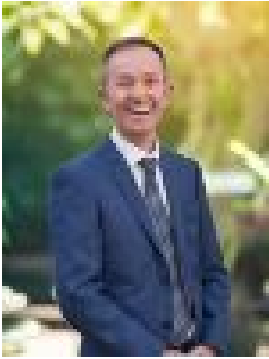
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2054 m2

Type: House



David Johnson
0408661454



Richard Cocozza
0492836435

Offers Invited

An elegant and immaculate Ardenvale home on a rare half-acre block overlooks parkland leading you to Bullocky's Rest and Hartmann Park. The modern spacious home brings you a relaxed country lifestyle minutes from the amenities of Crows Nest. The fully equipped open-plan kitchen has new appliances and plenty of storage and bench space with a butler's pantry. It is a true entertainer's delight with the dining and family room taking in the parkland setting. The expansive covered outdoor entertainment area is so serene with lovely views over the landscaped gardens. While you relax in the Swim Spa and take in the birdsong you may even spot wallabies or the occasional koala. A fire pit provides a relaxing area to enjoy precious time with children. The formal lounge is a separate space for more intimate occasions while still enjoying the parkland outlook and the home's fully ducted air conditioning. A media room has been recently added as a third living area so there is a space for everyone to relax. The main bedroom has a walk-in robe and ensuite and three further bedrooms accommodate the family and guests with comfort. The main bathroom is spacious and has a separate toilet, ideal for the modern family. With separate external access fully lined, 6m x 6m, stand-alone office with lighting, power and air conditioning allows you to run a business or work from home. A 7m x 4m, powered, Colorbond garage is great for the home handyman, plus there is high clearance under-cover parking for a motorhome, caravan, or boat. Two rainwater tanks give options to switch over from town water in the house or for gardens and lawns. Back-to-grid solar, established raised vegetable gardens and a large chicken coop (or additional store room) all help with sustainable living. The gardens are terraced in sections and are beautifully landscaped with tall trees and recently replanted native shrubs with a handy garden store for yard tools and the mower. Features include: * 4-bedroom plus office Ardenvale home * Three separate living areas * AI fresco dining * Swim Spa * Firepit * Landscaped gardens * Wood-burning fireplace and electric fireplace * Ducted reverse cycle air conditioning * Ceiling fans * Fully screened with doors complete with Crimsafe * 8.7kw PV solar system * Two gas hot water systems * Quality blinds * Fully fenced yard * Council rates \$863.16 net / half year * Water rates \$315.29 net / half year If you have been searching for a tree change but value your creature comforts, then look no further. Crows Nest offers a good mix of local services and facilities including a school, IGA supermarket, newsagent, cafés, country style butcher, farmers markets, baker, hotel, post office, hardware store, mechanic, bank, medical practice, dentist, childcare, vet, police station and ambulance service. The town also provides a range of recreational facilities including a golf course, swimming pool, lawn bowls, tennis, squash, and gym facilities. All this is just a 35-minute drive South to Toowoomba with regional shopping, medical and education facilities. If you're looking for a home that represents quality, position and lifestyle then 12a Albert Street should be at the top of your list. Inspections by appointment only, please call David Johnson 0408 661 454 or Richard Coccozza 0492 836 435 today to book your private viewing.