

Sold



Unit 1, 17 Glenbrook Dr, Nambour



UNDER CONTRACT - A HIDDEN GEM IN NAMBOUR – RARE GROUND-LEVEL DUPLEX

If you've been searching for something truly special, this ground-level duplex in the heart of the Sunshine Coast is an opportunity you won't want to miss. Nestled in a quiet and private location in Nambour, this charming home offers a perfect blend of comfort, convenience, and seclusion, making it ideal for families, downsizers, or investors alike. Offering three spacious bedrooms, a well-designed two-way bathroom, and a secure lockup garage, this home is both practical and inviting. The layout is thoughtfully designed to maximize space and functionality, offering an open-plan living and dining area that seamlessly flows into the outdoor space. Whether you're relaxing indoors or entertaining guests, this home ensures a comfortable and enjoyable living experience.

One of its standout features is the fully fenced backyard, offering both security and privacy. Perfect for children, pets, or those who love to garden, this outdoor space provides endless possibilities. Additionally, the large undercover entertainment area is a true highlight, providing the perfect setting for BBQs, family gatherings, or simply unwinding in your own private retreat.

Location is everything, and this property does not disappoint. Situated within walking distance to Nambour Hospital, public transport, and

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Price SOLD for \$700,000

Property Type Residential

Property ID 11255

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

Nambour
5/38 Anne Street Nambour, QLD,
4560 Australia
0754411749



essential amenities, convenience is at your doorstep. In just minutes, you can reach the bustling town center, where you'll find a variety of shops, cafes, and services to meet all your needs. For families, the home is positioned close to three of the top schools on the Sunshine Coast, ensuring an excellent education for the kids.

Beyond its immediate surroundings, Nambour offers a lifestyle that embraces both relaxation and adventure. With easy access to some of the Sunshine Coast's most beautiful beaches, scenic hinterland, and vibrant local markets, you'll enjoy the best of coastal and country living.

Whether you're a first-home buyer, looking to downsize, or searching for a smart investment, this ground-level duplex ticks all the boxes. Its combination of privacy, functionality, and prime location makes it a rare find in today's market.

Don't miss out on this exceptional opportunity – a home like this won't stay available for long! Arrange an inspection today and experience the charm and convenience of this wonderful Nambour property for yourself.

- Prime Location – Situated in Nambour, within walking distance to Nambour Hospital, public transport, and just minutes from the town center and top schools.
- Spacious & Functional – Features 3 bedrooms, a well-designed two-way bathroom, and an open-plan living area for comfortable everyday living.
- Private & Secure – Fully fenced backyard ensures privacy and safety, perfect for children, pets, or those who love their own secluded space.
- Outdoor Entertainment – Large undercover entertainment area, ideal for BBQs, gatherings, or simply relaxing in a peaceful setting.
- Great Investment Opportunity – A rare ground-level duplex in a sought-after location, perfect for first-home buyers, downsizers, or investors.

Nambour: The Future Growth Hub of the Sunshine Coast

According to property analysts, the Sunshine Coast is emerging as Queensland's next major growth corridor. While South East Queensland is already one of the most desirable regions in the world to live, this part of Australia is poised for a significant population surge. Within this expanding region, Nambour stands out as the next key development hub, offering some of the most promising investment opportunities on the Sunshine Coast.

As the first stop on the Sunshine Coast Hinterland tourist drive, Nambour is perfectly positioned to capitalize on the region's growing tourism industry. This accessibility, combined with the town's recent transformation, has fueled economic growth, attracting both new residents and businesses.

With a population exceeding 80,000 people across just 6% of the Sunshine Coast's land area, Nambour presents an incredible lifestyle and economic opportunity. Its strategic location enhances its appeal, providing convenient access to some of the best destinations in Queensland. Residents can reach the stunning beaches of Caloundra or Maroochydore in just 20 minutes, explore Noosa's world-famous coastline in 30 minutes, or visit the lush Hinterland wine regions within 45 minutes. Additionally, Brisbane's CBD is less than an hour away, making Nambour a highly connected and convenient place to live.

One of Nambour's key strengths is its exceptional education and sports facilities. Some of the Sunshine Coast's top-rated schools and sporting complexes are located within just 4 km, making it an ideal location for families. The town's vibrant new center has also contributed to its appeal, with a flourishing café culture, first-class restaurants, and unique shopping precincts redefining the local lifestyle.

With its combination of affordability, strategic location, and growing infrastructure, Nambour is set to become one of Queensland's most sought-after property markets. Investors are already identifying prime development opportunities, as demand continues to increase.

For those looking to secure a foothold in a rapidly expanding region, Nambour offers a rare chance to invest in a town on the rise. Whether you're a homebuyer, developer, or business owner, the potential for growth and prosperity in Nambour is undeniable. Now is the perfect time to be part of this exciting transformation, as the Sunshine Coast's future unfolds right here.

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