

Sold



Unit 2, 19 Netherton St, Nambour



## BEST VALUE RENTAL INVESTMENT - UNDER CONTRACT!

Welcome to 2/19 Netherton Street, Nambour — undeniably the best value rental investment currently available on the Sunshine Coast. With housing demand surging and property values continuing to rise, opportunities like this are becoming increasingly rare. Positioned on the middle floor, this modern 2-bedroom unit offers exceptional convenience, sitting just 400 metres from Nambour Hospital and within the thriving medical precinct.

The Sunshine Coast continues to experience a critical shortage of rental properties, particularly for Queensland Health staff who require accommodation close to the hospital. This strong and consistent rental demand ensures long-term investment security and impressive returns. Whether you're a first-home buyer looking to break into the market or a savvy investor seeking unmatched value, this property stands out as a smart and affordable choice.

Inside, the unit features a modern kitchen, an open-plan living and dining area, and a private middle-floor balcony perfect for catching the breeze. With a current rental appraisal of \$490 per week plus a rental guarantee, this property delivers the kind of steady income and growth potential that is increasingly hard to find. Nambour remains one of the last pockets on the Coast offering genuine value for money — and this unit proves it.

### Key Features

- 2 bedrooms, 1 bathroom, 1 lockup garage

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**Price** SOLD for \$445,000  
**Property Type** Residential  
**Property ID** 11731

### AGENT DETAILS

Stephen Colasimone - 0413 416 952

### OFFICE DETAILS

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



- Spacious modern kitchen
- Open-plan lounge and dining
- 400m to Nambour Hospital
- Walk to shops, transport and medical precinct
- Rental returns: Lease at \$490/week until September 2026
- Body corp fees: \$5500 per year - Rates: \$2800 per year

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*