

Sold



Unit 2, 23 Alexandra Ave, Nambour



## UNDER CONTRACT - SUPERB RENTAL INVESTMENT PROPERTY ON THE SUNSHINE COAST

This stunning two-level townhouse is located at 2/23 Alexandra Ave in Nambour, Queensland, and offers a smart rental investment opportunity for those looking for a convenient Sunshine Coast lifestyle. One of the highlights of this property is that it backs onto beautiful parklands, providing a serene and peaceful environment for residents to relax and unwind. The townhouse is also conveniently situated within the Nambour's Medical precinct, making it an ideal choice for medical professionals or students seeking easy access to Nambour General Hospital and Selangor Private Hospital. In addition, the property is within walking distance to the local shopping hub and public transport options, ensuring that residents have easy access to all the amenities they need.

The location of this townhouse also offers easy access to some of Nambour's best schools, including Nambour State College, Nambour Christian College, and Nambour Special School. This makes it an excellent choice for families looking for a property that is close to quality education options for their children. For those who enjoy an active lifestyle, this property is situated close to a range of sporting facilities, including Nambour Aquatic Centre, Nambour Showgrounds, and Nambour Golf Club. This makes it an ideal choice for those who enjoy sports and outdoor activities.

As you approach this townhouse, you will notice that it is situated at the end of the block with only one neighbour, providing added privacy and

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**Price** SOLD for \$515,000

**Property Type** Residential

**Property ID** 5747

### AGENT DETAILS

Stephen Colasimone - 0413 416 952

### OFFICE DETAILS

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



seclusion. The property has been well-designed and generously proportioned, providing residents with ample space to live and relax. Inside, the townhouse features a spacious living area that seamlessly flows out onto the private outdoor patio, perfect for entertaining friends and family. The kitchen is modern and well-appointed, with plenty of bench and storage space, making it ideal for those who love to cook and entertain.

The property features two generously sized bedrooms, both with built-in wardrobes, and a modern bathroom. The master bedroom also features a private balcony overlooking the parklands, providing residents with stunning views and a tranquil environment to relax in. Overall, this townhouse offers a convenient and comfortable lifestyle, with all the amenities and facilities you need right at your doorstep. Whether you are looking for a smart rental investment opportunity or a new home for your family, this property is well worth considering. So why wait? Book your inspection today and experience the best of Sunshine Coast living in this stunning townhouse!

- Two-level townhouse located at 2/23 Alexandra Ave in Nambour, Queensland.
- Backing onto parklands, offering a peaceful environment for residents to enjoy.
- Located within the Nambour's Medical precinct, walking distance to Nambour General Hospital and Selangor Private Hospital.
- It is conveniently situated close to schools, shopping centres, and sporting facilities.
- Two bedrooms, living area, media room, modern kitchen, two bathrooms.
- The master bedroom has window views overlooking the parklands.
- This property offers a convenient and comfortable lifestyle, making it a smart rental investment opportunity on the Sunshine Coast.
- Great tenants in place until 06/02/2024 paying \$400 per week
- Body corp fees approx \$3950 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.*