








## GET A GOOD HEAD START – UNDER CONTRACT

This Classic Nambour family home is an exceptional opportunity for those seeking a foothold in the sought-after Sunshine Coast real estate market. Displaying the charm of a classic cottage, the home boasts a rustic quality complemented by a secluded balcony and patio. Inside, revel in the recently renovated bathroom, contemporary kitchen, and the warmth of hardwood timber floors. Ample under-house storage further enhances the practicality of this home. Nambour, a well-kept secret of the Sunshine Coast, offers a harmonious fusion of conveniences. It balances the best of urban and coastal living, situated a mere 5-minute drive from Nambour's CBD and a mere 15 minutes from the sun-kissed Maroochydore beaches. Within a 4 km radius, premier educational institutions and top-notch sporting facilities cater to every need. Nambour's modernized town center has ushered in a new era of culinary delights, cultural enrichment, and retail therapy, promising a future teeming with prospects.

- Classic Nambour residence with rustic cottage charm
- Private balcony and patio for outdoor enjoyment
- Recently renovated bathroom and modern kitchen
- Hardwood timber floors add warmth and character
- Ample under-house storage for practical convenience
- High and dry location, restumped footings, 405m2 block

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| **Price** | SOLD for $530,000 |
| **Property Type** | Residential |
| **Property ID** | 6185 |

### AGENT DETAILS

Stephen Colasimone - 0413 416 952

### OFFICE DETAILS

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

· Prime location: 5 mins to Nambour CBD, 25 mins to Maroochydore beaches, schools, and sports within a 4 km radius;

Nambour's evolving town center offers diverse dining, culture, and shopping experiences. The dynamic transformation of Nambour's town center has given rise to a flourishing café scene, upscale dining establishments, and one-of-a-kind shopping destinations. The perfect blend of location and affordability, this charming family dwelling captures the essence of a promising investment. The Sunshine Coast steadily ascends to become a prime destination for retirees and second-home seekers, and the demand for residences in Nambour increases, signaling a bright investment outlook.

Property values are steadily rising in the current market, accompanied by increased income yields and rental returns. These indicators of burgeoning prosperity create an opportune juncture for investing in Nambour real estate on the Sunshine Coast.

The Owners have issued clear instructions this property will be sold. All offers are welcome and will be considered. Book this one for Saturday!

*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.*