



Edge of CBD

Walk to the top of the street and you are in the Heart of Nambour. Shops and services all within a few minutes on foot. What makes this upstairs unit really unique is the huge store room off the garage downstairs. Large enough to be a workshop, family room or huge home office.

- 2 bedrooms, 1 bath, garage & large store room
- Open living off kitchen, combined bathroom/toilet
- Good size rooms (built in wardrobes)
- Easily modernised, very central location
- New carpet to living and both bedrooms
- Unit is set back from the street for privacy
- Different design, solid base for renovation
- 5 minute walk to Nambour's main street
- Split level design with garage under
- Room for storage/rumpus room downstairs
- Small complex of 13 (50% owner/occupied)

Sturdy brick exterior and a situated in a small complex of thirteen units means better privacy and control. Demand for rental properties in Nambour is growing inline with local industry. Enjoy a convenient lifestyle or a solid rental property, the choice is

2 1 1

Price	SOLD
Property Type	Residential
Property ID	2549

Agent Details

Tony Brown - 0411074022

Office Details

Maroochy North Shore Realty
644 David Low Way Pacific Paradise,
QLD, 4564 Australia
07 5448 7700



yours.

Investment information:

Estimated Permanent Rental Return: \$240/week

Rates & Water: Approx. \$2700/year

Body Corp. Fee: Approx. \$2093.00/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.