



Unit 11, 76 Blackall Tce, Nambour



UNDER CONTRACT - INVESTMENT HOTSPOT ON THE SUNSHINE COAST – HIGH ABOVE THE FLOOD ZONES

This beautiful townhouse is in a great location. Located right in the centre of Nambour's Medical Precinct and directly across from Nambour Hospital, this property is perfect for medical professionals. It includes three bedrooms, one bathroom and a lockup garage with internal access. All bedrooms have built-in robes and are carpeted. This modern three-bedroom lock-up-and-leave townhouse is conveniently located and at an attractive price. The air-conditioned open plan living area leads to the fully fenced private courtyard. For excellent value, contact the agent today to schedule a viewing.

- 3 Bedrooms, one bathroom, lockup garage
- Modern kitchen, combined lounge dining area
- Private fully fenced courtyard with a tranquil outlook
- Gated swimming pool and BBQ area
- Located 30m to Nambour's public and private Hospitals
- Great tenants in place paying \$380 p/w until July
- Body corporate fees approx \$3500 per annum

According to property analysts, the Sunshine Coast is the next hot growth area in Queensland. While southeast Queensland is already one of the most desirable places to live in the southeast corner of Australia looks set to be the next big surge in population. Sunshine Coast is the next growth corridor in Queensland. The growth potential comes from Nambour, with the best

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Price SOLD for \$460,000
Property Type Residential
Property ID 5165

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

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



development opportunities already identifiable.

With over 80,000 people spread over 6% of the Sunshine Coast, Nambour offers excellent lifestyle opportunities for investors. Twenty-minute drives to the magnificent beaches of Caloundra or Maroochydore, 30 minutes to Noosa, 20 minutes to the Hinterland wine regions and under an hour to Brisbane CBD (100 km), underscores the potential of this town at the hub of developing tourism activities. Nambour is the first stop on the Sunshine Coast Hinterland tourist drive. The Sunshine Coasts' best schools and sporting facilities are within 4 km. Nambour's vibrant new town centre has seen the rise of the café culture, first-class restaurants, and unique shopping centres.

With real estate prices on the Sunshine Coast rising, Nambour is the place to buy. Properties in Nambour offer great value for money and are increasingly popular amongst young families and couples looking for their first home. Recent data shows that Nambour is the fastest growing area on the Sunshine Coast - so if you're considering buying a property, now's the time to make your move. Nambour is known for its investment opportunities. Properties are great rental returns, and the location is desirable. The property values represent outstanding value - this could be your best investment decision yet!

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