

**1/12 Stanley Street, Nambour, Qld 4560**



**Sold Unit**

Tuesday, 21 November 2023

1/12 Stanley Street, Nambour, Qld 4560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jason Stock  
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**\$446,300**

First Homeowners or Downsizers with a taste for clean, modern living, look no further than Unit 1, 12 Stanley Street Nambour. Ideally located just 45 seconds from the Bruce Highway, makes weekday Coast commuting a breeze, while on weekends you can be at the Beach before your coffee has had time to get cold! What's better than a new home with a great price & a great location you ask?!?! ...When your new home has been almost completely refurbished of course! I know: everything you have looked at Under \$600,000 is old and dated and cringeworthy ... not today! In the last 4 years this unit has been tastefully brought back to life, with the following renovation work completed: • All Floor Coverings: Vinyl Planking downstairs, Carpets upstairs • Complete Re-Paint throughout • Full Bathroom renovation • New Fencing • New Ceiling Fans • New Air-Conditioners • New Built In Robe Doors • New Blinds • New Oven • New Induction Cooktop So no, buying your new home under \$450,000 does not mean sacrificing your taste buds, just means you had not found the right home: until TODAY! What a way to head into Christmas ..... having secured a new home. Buy today, settle in January and get 2024 off to the dream start! Downstairs comprises of separate living zones, to one side is the spacious lounge, complete with Air-Conditioning & Ceiling Fan. The second zone: is a light filled Dining Room and a fantastic kitchen, with loads of cupboard & bench space and New Oven & Induction Cooktop. Additionally, there is fully enclosed courtyard with patio for all year-round protection from the weather. (There is a downstairs toilet for convenience also). Upstairs you will find 2 large bedrooms, with plenty of room for your Queen Bed! Both bedrooms have (huge) Built In Robes & Ceiling Fans for comfort, while the Master has Air-Conditioning. And of course, the highlight to this gorgeous unit - the stunningly renovated bathroom! The unit is 1 of only 5 in the complex and also benefits from a single lock up garage. This incredibly private unit, will be the highlight of your inspections this week and breathe a new life of excitement back in to your home buying search, BUT ..... I only have 1 unit to sell, so be quick, this unit will sell immediately, do not delay inspecting. Call Jason ASAP on 0499 562 675. Body Corp = approx \$3,080 p.a Rates = approx. \$2,100 p.a Rent Appraisal = \$430 per week \*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.