

**2/32b Netherton Street, Nambour, Qld 4560**



**Duplex/Semi-detached For Sale**

Wednesday, 22 May 2024

2/32b Netherton Street, Nambour, Qld 4560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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**\$680,000**

Tucked away from the road in a private, leafy setting with a pleasant outlook, it offers low maintenance living suitable for a range of buyers, in a convenient location within walking distance to hospitals and just minutes to town. Comprising three bedrooms, two bathrooms plus powder room, open plan living, modern kitchen, covered patio overlooking fenced grassy courtyard with treed backdrop, and single lock-up garage with laundry facilities; it is the perfect size for a couple or small family, and there is plenty of room onsite to park a second vehicle and a good turning circle. Being all shiny and new, presentation is immaculate and there is nothing needing to be spent or done - other than unpack! Features include split system air-conditioning in living, stainless steel appliances, ceiling fans, security screens, carpets in bedrooms and landing, tiled flooring in living/kitchen, shower over full sized bath in main bathroom, storage under stairs, gutter guard on roof gutters, and heat pump system. The décor is neutral and will suit most furniture types and styles; you can infuse your own personality and decorative flair throughout to truly make it feel like 'home' - transforming empty space into something amazing, start your vision board right now! Investors can expect to attract quality tenants and generating a rental income of approximately \$620-\$650 per week; downsizers will find it wonderful low maintenance living that is easy to lock and leave when travelling plus has a backyard for the dog and grandchildren; and first home buyers may be eligible for the Queensland Government \$30,000 grant on new builds...now that's exciting! Please also note: Unit 1 - a close duplicate of this unit is also available for sale, and also has not been lived in yet. Located just 240-metres to Selangor Hospital and 700-metres to Nambour General Hospital - it could suit a hospital worker; and it's also only a 15-minute walk to town and Nambour State College, and 850-metres to the Aquatic Centre, the location is family-friendly. Turn-key ready; you can be in and settled within a short-time frame, toasting your new life and looking forward to the future! \*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.