

3 Eva Court, Nambour, Qld 4560

House For Sale

Friday, 3 November 2023

RE/MAX

3 Eva Court, Nambour, Qld 4560

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 749 m2

Type: House



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Offers Over \$890,000 Considered

This single level dual key residence positioned on an elevated 749m² with a sunny, northerly outlook offers a low maintenance, tenanted investment property to add to any portfolio, or could suit the extended family seeking dual living - perfectly set up to facilitate good privacy and complete separation. Unit 1 comprises four bedrooms, two bathrooms, open plan living with central galley kitchen, covered alfresco patio, and single lock-up garage with laundry and storage facilities and a large, fenced yard for children and pets to play; family-sized and family-friendly. Unit 2 comprises two bedrooms, bathroom/laundry combo, open plan living, kitchen, alfresco patio, single lock up garage plus a fenced yard for children and pets; this is an ideal size for a single/couple including aging parents. Built in 2017, the residence is modern and easy-care - there is no money needing to be spent; and features include split system air-conditioning in both living areas and master bedroom (Unit 1), ceiling fans, stone benches, stainless steel appliances, security screens, separate bath and shower in main bathroom (Unit 1), generous storage, and solar hot water. Both sides are currently tenanted - Unit 1 until January 2024, and Unit 2 until March 2024; a current rental appraisal in today's tight rental market suggests a combined potential weekly return of up to \$1,130 representing an approximate 6.5% gross yield could be achieved. Alternatively, if purchasing to live in, it's only a matter of months before you can move in. Located in a quiet cul-de-sac in the Rosemount Rise enclave on the north-east side of Nambour; it's walking distance to town amenities and Nambour State College - access to Petrie Creek Road connecting you to the coast within 15 minutes is quick and easy; it's only 12 minutes' drive to the Maroochy River, and 18 minutes to the airport and beautiful Mudjimba beach. Dual key living is increasingly popular with both investors and owner occupiers - providing great versatility in terms of options. 3 Eva Court is an outstanding example of what makes this type of living so sought-after. Contact Agents to express your interest today.*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.