

39 Court Road, Nambour, Qld 4560



House For Sale

Wednesday, 17 January 2024

39 Court Road, Nambour, Qld 4560

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1012 m2

Type: House



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Auction

They don't come along all that often but when a traditional Queensland cottage presents itself, sitting on a large, fenced flat 1,012sqm block you can be sure it will spark plenty of interest. Investors please note that this large block lends itself as a Potential Development Site (STCA) zoned medium-density. The property is conveniently located walking distance to the Nambour CBD and the Nambour Plaza which hosts Woolworths, Big W, and many specialty shops and eateries. The rear yard lends itself beautifully to a natural oasis for the children to play and explore. Under house storage along with additional storage in an onsite van with power and provision for air conditioner are an added bonus. The ground level laundry is well positioned for convenient access to the clothes line. Stairs and a ramp at the front of the cottage lead you to what is affectionately termed the 'Zen Den' which offers an opportunity to rest, relax or reflect. Entering the open plan living/dining area you will be immediately attracted to the high ceilings, VJ panelling and polished floors. The newly installed split system air-conditioning unit services the entire home. The well-appointed kitchen is both charming and functional. Both bedrooms are generous in size, carpeted and serviced by ceiling fans. The modern bathroom is light and airy and in addition there is a separate toilet. The current lease expires early May, with excellent tenants happy to stay on if purchased by an investor. Special Features:

- Medium-density zoned, gated 1,012m² flat block
- 2 large Bedrooms with ceiling fans & carpet
- Light airy bathroom & additional toilet
- Polished floors in living areas
- High ceilings and VJ paneling
- Large laundry, Sunroom (Zen Den)
- Charming kitchen
- Huge double carport with space for caravan/boat and cars
- 15 min drive to Sunshine Coast's best beaches
- Minutes to Nambour Hospital, local schools and Train Station

Current weekly rental: \$575-\$600 Don't miss this opportunity to snap up an incredible investment block or to enter the property market. Either way, this is an incredible opportunity. Call Kathryn today on 0437 434 648 to arrange your inspection.