

48 Isabella Avenue, Nambour, Qld 4560



House For Sale

Friday, 12 April 2024

48 Isabella Avenue, Nambour, Qld 4560

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 799 m2

Type: House



Jeremy Buultjens
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Kim Buultjens
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Auction

AUCTION ON-SITE SATURDAY , 11TH MAY 2024 AUCTION COMMENCING AT 1:00PM Jeremy and Kim Buultjens of Harcourts Community-Buderim proudly present 48 Isabella Avenue, Nambour to the market; this lowset home on a flat 799m² block with a huge backyard offering a superb opportunity for entry level buyers, along with renovators/tradies, investors, and downsizers, plus the size of the block may allow for duplex development (STCA). The home itself comprises three bedrooms, modern bathroom with separate toilet, light-filled kitchen, two living areas, covered alfresco entertaining, separate laundry, and double carport plus wide side access to bring in boat/caravan/trailer. Existing features include split system in master bedroom, security screens, ceiling fan in dining, timber look vinyl in kitchen/dining, carpets in bedrooms and lounge, and triple lock-up garden shed providing spacious storage. A little tired but very comfortable and liveable 'as is' - a current rent appraisal is forecasting \$660-\$680 per week and it is vacant and ready for immediate occupancy from settlement day. There is clear potential to renovate and/or extend existing home to value-add in this quality neighbourhood with wide streets and older-style homes on large blocks; any capital investment on improvements is well worthwhile for future gain. Fenced on three sides with rear neighbours currently in the process of erecting a back fence, the yard is ultra-child and pet-friendly plus there's a fabulous park just one house away with playground equipment and basketball court; your children can make new friends here and enjoy outdoor play after school...less screentime more sunshine. The location is prime - there is a friendly bowls club next to the park that offers Asian meals on a Friday night along with social bowls, there's a bus stop in front of the park, and the Nambour Heights Shops with FoodWorks, butcher, baker, liquor store, gift shop, medical centre, and pharmacy is less than a 10 minute walk. Burnside State Primary and High School are a 25 minute walk or a few minutes' drive down the hill. Nambour Heights is a leafy well established part of town high up in the hills; it is quiet, safe, and generally very tightly held, properties in Isabella Avenue are particularly coveted and rarely come onto the market. Submit your best offer on or before Auction day this is a cracking opportunity for all the above reasons; we are anticipating strong interest, do not miss out.