

5/39 Netherton Street, Nambour, Qld 4560



Sold Unit

Tuesday, 9 April 2024

5/39 Netherton Street, Nambour, Qld 4560

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jason Stock
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\$356,000

Wow! What an opportunity this property presents to the savvy investor: a top floor unit with 180-degree views across Nambour CBD and beyond, under \$400,000 WITH a long-term tenant in place until April 2025. Comprising of 6 units on a 1,070m² block, this 1980 built complex is located a short walk to Public Transport, Selangor Private Hospital, Nambour General Hospital, Cafes and Nambour Aquatic Centre: whilst being a 3min drive to Nambour CBD and Train Station. Of course, let's not forget, you are still just 20 mins to Sunshine Coast Airport and our World Class Beaches. 5/39 Netherton Street is a spacious 2 bedroom, 1 bathroom walk up unit with a separate Single Lock Up Garage. Entering the unit, you immediately step into the kitchen, which has been updated and offers modern appeal and loads of cupboard space: however your attention is quickly drawn beyond the kitchen to the natural light radiating in via the lounge room window. Being so elevated, there is nothing to obstruct the natural blue sky and as you step closer, the beautiful view unfolds, beyond the Mango Tree and out to the Nambour CBD. A few steps sideways and out to the rear balcony, the entirety of the view unfolds All 180 degrees of it! Back inside, both Bedrooms are quite large for this size unit. Bedroom 2 has built in robes and ceiling fan, whilst the Main Bedroom has a ceiling fan and built in robe, plus an additional robe (or linen storage) as you enter the dual purpose bathroom (bathroom & laundry) which functions as an ensuite. Whilst the current tenant has a lease favourable to them by current market standards, at \$350 per week, that still represents 4.9% yield at \$370,000: with big upside opportunity at lease end. (minor/further updates, could have big impacts of the return). Body Corp is approx. \$3,060 per annum. Rates are approx.. \$1,480 per annum. **PLEASE NOTE: there is currently a work site in the rear yard of the complex. This work site is the replacement of a substantial retainer wall, to the value of \$250,000. Please know: Unit 5 is PAID IN FULL for their contribution to this project. This is a substantial investment, to the long term benefit and peace of mind of the complex. *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.