

7/9a Washington Street, Nambour, Qld 4560

CENTURY 21

Townhouse For Sale

Wednesday, 6 March 2024

7/9a Washington Street, Nambour, Qld 4560

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Gary De Paoli
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Buyer Interest Mid \$500,000

Start your property journey right here or add to your investment portfolio with the purchase of this delightful modern townhouse in a quiet complex with a lush, leafy backdrop, just a short walk to town and local schools. Across two light-filled levels, it comprises north-facing entry patio/porch, three bedrooms, two bathrooms plus third toilet, pleasant kitchen with lovely bushland outlook, open plan living, rear balcony, and single lock up garage. Split system air-conditioning in the lounge, ceiling fans throughout, stainless steel wall oven, dishwasher, security screens, separate bath and shower in main bathroom, and good storage – are existing features of note, and with only one directly adjoining neighbour and the treed reserve at rear privacy is enhanced. Currently tenanted until mid-2024 at \$445 per week, it is a hassle-free, low-maintenance investment in a complex of 18 with body corporate fees just over \$4,000 per annum. Clearly, it could suit an investor, and will also appeal to first home buyers as well as downsizers seeking an easy-care property that is easy to lock and leave when off travelling. Tucked away in an elevated pocket of Washington Street, from here you can walk to Nambour Christian College and St Joseph's Primary School, town centre for shopping and dining, as well as rail to Brisbane. If you enjoy a game of tennis or the increasingly popular Pickleball, the courts are just footsteps away – a great way to keep fit and active whilst socialising at the same time. Coast beaches, Sunshine Plaza, and the local airport are 20-25 minutes' drive and access to major arterial routes is quick and easy. You can spend the morning at Mooloolaba Beach, have brunch along the Esplanade, and head back home to kick back and relax for the afternoon in air-conditioned comfort catching up on the latest Netflix series or what about a BBQ with the family? Perhaps take a scenic 13-minute drive up the mountain to Mapleton Pub for lunch? From ocean to mountains – there's so much to see and do. Long-term investor owner is committed to selling; the market is very active and properties at this price point get snapped up within days. Act immediately. - Tenanted investment or entry level buying- 3 bedrooms, 2 bathrooms + additional toilet- North facing townhouse in quiet complex of 18- Lush, leafy backdrop boosts outlook & privacy- Only one directly adjoining neighbour- Mixture of owner-occupiers and tenants- Walk to local schools, town, rail to Brisbane- Good condition, has been well looked after- Suit investors, first home buyers, downsizers- Tucked away in an elevated pocket of Washington St

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