

**74 Carter Road, Nambour, Qld 4560**

**Sold Duplex/Semi-detached**

Tuesday, 15 August 2023

**TERRY HINDS**

74 Carter Road, Nambour, Qld 4560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 723 m2**

**Type:**

**Duplex/Semi-detached**



**TONI HINDS**

0754414616

**\$685,000**

The opportunity to own an established duplex with no body corporate ( non - strata titled) is a rare find. With long term tenants in place this is a set & forget investment. Unit 1. Currently tenanted achieving \$300 PW Unit 2. Currently tenanted achieving \$320 PW Unit 1: Features 2 bedrooms, open plan airconditioned living , polished timber floors, built-ins in bedrooms. Bathroom/laundry combined with a separate toilet. Front covered timber deck. Security screens, fan in living. Unit 2: Features 2 bedrooms, open plan airconditioned living , polished timber floors, built-ins in bedrooms. Bathroom/laundry combined with a separate toilet. Front covered timber deck. New fan in living, security screened. Both units are in excellent condition and have been well maintained over the years. \*Each unit has its own carport.\*723sqm block Medium density residential zoned\*Combined rental income \$620.00 PW \*Security Screens on both units\*Walking distance to Nambour CBD, Nambour general hospital, Major rail to Brisbane, 5 min walk to Burnside state & High Schools & TAFE\*Bus stop 10 meters \*Rates approx \$1418.00 Excellent investment for the astute buyer.