

# 8 Observation Circuit, Nambour, Qld 4560

AMBER WERCHON

## House For Sale

Tuesday, 12 March 2024

8 Observation Circuit, Nambour, Qld 4560

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 409 m2

Type: House



Lucy Werchon  
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## Offers in the High \$700k's

Amber Werchon Property presents to the market, 8 Observation Circuit, Nambour: this contemporary family home tucked away in a quiet cul-de-sac with immediate neighbourhood traffic only, is well designed to facilitate easy care modern living to suit all ages and stage of life, just minutes to major amenities including hospitals, shopping, schools, and rail. Across a single level the home comprises formal entry, four bedrooms, two bathrooms, two separate living areas, well equipped modern kitchen with stainless steel appliances, north facing covered alfresco patio, and double lock up garage with laundry facilities and storage on a low maintenance 409m<sup>2</sup> block. Current owners have invested in some significant improvements in the past year including external and internal repainting, new ceiling fans throughout, new carpet in three of the bedrooms and vinyl timber look flooring in fourth bedroom/office, air-conditioning in all bedrooms, blackout roller blinds, security screens on all windows and external doors, LED downlights, fitted shelving in walk-in robe, and installed a 13kW solar system. In addition, they have also given the backyard a complete makeover – laying artificial turf, creating a cosy firepit area with seating, and erecting a 4mx2.5m colorbond garden shed on concrete slab. The place is looking amazing, inside and out! Located on the elevated side of the street the home benefits from gentle cooling breezes and plentiful natural light; it's a property with lovely street appeal and the style and type of home so popular with buyers, particularly in the market for a wonderful family home. Only five minutes to town, the convenience is exceptional; when it's time to hit the surf, coast beaches are within a 25 minute proximity, it's only 20 minutes to the local airport when you want to head off for a weekend away, and a scenic 15 minute drive up the Blackall Range to the delightful village of Mapleton with its iconic tavern showcasing a squillion-dollar view. Buyers seeking a place to call home that is easy to live in and love within a quality, family-oriented community – 8 Observation Circuit is going to put a big tick in all those boxes. A quick sale is anticipated; so, act without delay. L Werchon Pty Ltd and TJBE Pty Ltd working in conjunction with Amber Werchon Property.