

9/24-30 Lamington Terrace, Nambour, Qld 4560



**Townhouse For Sale**

Wednesday, 17 January 2024

9/24-30 Lamington Terrace, Nambour, Qld 4560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$400,000**

This charming light-filled townhouse in the boutique 'Hilton Terraces' complex high on the hill on the outskirts of town is located at the rear of the complex with only one adjoining neighbour, offers views over town from both balconies and bedrooms, is particularly lovely in the evening as the lights shimmer and sparkle...you will simply fall in love! Across two levels, it is complete with two bedrooms - both with balcony access, one-bathroom, separate toilet, open plan living, upstairs and downstairs balconies, pleasant kitchen, and single lock up garage with laundry. In good condition throughout, it is a perfect size for a single/couple or small family, and the type of property that is ideal to 'lock and leave' for downsizers when off on their travels. One of only 12 in this well-established complex; it is pet-friendly (subject to body corporate approval), and there is a bus stop right out the front! A mixture of tenants and owner-occupiers; it could be the perfect property for an entry level single/couple, investor or downsizer. A current rental appraisal in today's tight rental market suggests a potential return of \$470 - \$490 per week. From here you can walk to Coles supermarket, St Joseph's Primary School, Nambour Christian College, rail to Brisbane, cafes/pubs/dining, cinemas, banks, plus general retail and commercial facilities. Both Nambour General and Selangor Private Hospital are just a five-minute drive, and major amenities including Sunshine Plaza and coast beaches are 20-25 minutes. This is an outstanding opportunity for entry level buying into Nambour, and if you are one of those many people on the Sunshine Coast currently looking for a rental (unsuccessfully), why don't you consider buying - this is a viable alternative, PLUS you'll be in control of your own destiny. Best buying in this price range, hands down! \*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.