

9/9a Deslynn Lane, Nambour, Qld 4560



Townhouse For Sale

Friday, 24 May 2024

9/9a Deslynn Lane, Nambour, Qld 4560

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$549,000

This light-filled townhouse in a boutique complex tucked away down a laneway, offers an affordable entry level opportunity for a first home buyer, is a great addition to any investment portfolio, or could even suit downsizer's looking to simplify things and something easy to lock and leave when off travelling. Which buyer are you? Across two levels this north facing townhouse, comprises cosy front entry porch, three bedrooms, two bathrooms, third toilet on lower level, open plan living, modern kitchen, separate laundry, rear deck overlooking leafy reserve, and single lock up garage. This is one of the better positioned townhouses, located at the elevated rear of the complex, with only one adjoining common wall and backing onto the reserve - greatly enhancing privacy and outlook. Existing features include split system air-conditioning downstairs, ceiling fans, carpets in bedrooms and living, timber staircase, stainless steel appliances, separate shower and bath in family bathroom, built-ins in two bedrooms and walk-in robe in master, and security screens on doors and front window. Currently tenanted until February 2025 at \$510 per week; anyone purchasing will benefit from an income from settlement day onwards and there will be no problem reletting (if desired) when lease expires in this tight rental market (Current rental appraisal is \$550 - \$580 per week). If purchasing to move in, you have approximately six months to pack and get organised; plenty of time, but it will go quickly. The complex is a mixture of owner-occupiers and tenants, is pet-friendly (stbca) and has low body corporate fees. Just a short walk to the tennis courts - pack the tennis or pickleball racquet, and it's also walking distance to town amenities including supermarkets, shops, rail to Brisbane, and dining; along with local schools including St Joseph's Primary and Nambour Christian College. Only 20 minutes to the coast and with quick easy access to Nambour Connection Road - the convenience is exceptional, as is the opportunity. From here you can fully embrace the complete Sunshine Coast lifestyle from mountains to ocean. Investor owner a committed seller, act today, the market is still ultra-active. *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.