

2/16 Sapphire Drive, Nambour, Qld 4560

AMBER WERCHON

Duplex/Semi-detached For Sale

Sunday, 30 June 2024

2/16 Sapphire Drive, Nambour, Qld 4560

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 97 m2

Type:

Duplex/Semi-detached



Rudi du Preez
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Marni Sweedman
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Offers on or before 23rd July 2024

Amber Werchon Property presents to the market, 2/16 Sapphire Drive, Nambour: this delightful duplex tucked away at the end of a quiet cul-de-sac, where you'll wake up to the sweet song of the resident whipbirds who live amongst the adjoining rainforest; and savour the lush verdant surrounds that enhances privacy, ambience, and overall appeal. The duplex itself comprises atrium at entry, two bedrooms, fully tiled bathroom, separate toilet, open plan living and dining, modern kitchen with window to atrium, timber deck at side, separate laundry, and single lock up garage plus onsite parking for extra vehicles. Freshly painted inside and out, and recently renovated – presentation is impeccable, and features include 2 x split system air-conditioning in master and lounge, easy care timber-look vinyl and tiled flooring throughout, ceiling fans, security screens, bespoke timber vanity in bathroom with black porcelain bowl and mixer, roller blinds, and a new electric hot water system. Original long-term owner has not only lovingly maintained the interior but created glorious cottage-style gardens with an abundance of colour and greenery, attracting birds, butterflies and bees – there are pockets of alfresco bliss in the front, at the side, and rear, and the lovely gardens are showcased from virtually every room. You will feel nestled away from suburbia in your own little rainforest haven; it's truly very special. Being a duplex there is only one direct neighbour, no body corporate fees – just an agreement to maintain the common area. The majority of the garden is fenced, making it suitable for small children and pets, and it's just a short walk down the hill to Petrie Park where the dog can enjoy some off-leash exercise. Located within walking distance to both Selangor Private and Nambour General Hospital, Nambour Aquatic Centre, Nambour State College, town, and rail to Brisbane; plus, with quick easy access to Nambour-Bli Bli Road connecting you to the coast, including the airport and Mudjimba Beach in 20 minutes, and you can take a scenic drive up to Mapleton and Montville in the beautiful Blackall Range in 13-15 minutes. It's all here or near. This is an exceptional entry level opportunity that could also suit investors and downsizers' – we are anticipating a flood of interest, be the first to act, as inspections will seal the deal. Beyond the Future Pty Ltd & Home Sweeds Home Pty Ltd working in conjunction with Amber Werchon Property.