

# 32A Netherton St, Nambour, Qld 4560



## Other For Rent

Wednesday, 26 June 2024

32A Netherton St, Nambour, Qld 4560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Agnes Pilawska

## **\$540 p/w No water charges, Cheap Internet, Power\***

Discover the perfect blend of privacy, convenience, and modern living in this beautiful home nestled down a long driveway, offering lovely green views and seclusion from the main road. This home is located walking distance to both Nambour General & Selangor Private Hospitals and a 2 minute drive to Nambour Town Centre. Here you have easy access to Nambour Central with supermarkets and shops, as well as doctors, cafes, restaurants and more. Enjoy living just minutes away from everything you need. The Bruce Highway is also just a quick 5 minute drive from the home for easy access to all other areas of the coast including stunning beaches and Sunshine Coast Towns.

**Features:**

- Bedrooms: 2 bedrooms, each with built-in robes for ample storage and ceiling fans to keep you cool during the summer. 1 bedroom has carpets atm.
- Living Space: Open-plan living with stylish wooden-look flooring throughout, providing a modern aesthetic and easy cleaning.
- Outdoor: Fully enclosed yard with a gate, plus an automatic garage for secure entry into the home.
- Utilities: Enjoy the cheap high-speed internet (organised by landlord and cost of \$45/month passed to tenant)
- No Water charges
- Electricity included in rent up to the average usage in the area (any KW usage cost above the average usage in the area will be passed on to tenants)

**Location Benefits:**

- Proximity to Hospitals: Walking distance to both Nambour General & Selangor Private Hospitals.
- Shopping and Dining: A short 2-minute drive to Nambour Town Centre, offering easy access to supermarkets, shops, doctors, cafes, restaurants, and more.
- Easy Access: Just a 5-minute drive to the Bruce Highway, providing quick access to stunning beaches and Sunshine Coast towns.

**Why We Love This Home:**

- Great location with convenient access to essential amenities.
- Privacy and tranquility, well set back from the main road.
- Modern open-plan living space and good size garden
- Two generously sized bedrooms with built-in wardrobes and ceiling fans.
- Fully enclosed yard area, perfect for relaxation.
- Automatic garage with private access.

This property is a rare find and won't last long! Book your inspection today and apply for this amazing home to secure your chance to enjoy the best of Nambour living. Your Perfect Home Awaits! Pets on application Don't miss the opportunity to call this charming residence your home. Contact us today to schedule a viewing.

**How to Apply:**

1. Send an email to [apilawska@sunshineestateagents.com.au](mailto:apilawska@sunshineestateagents.com.au) to request an application form.
2. Receive the application form via email.
3. Complete the form and return it, along with all required documents, to [apilawska@sunshineestateagents.com.au](mailto:apilawska@sunshineestateagents.com.au).

Please note that all individuals aged 18 and above intending to reside in the property must complete an application.

**Utilities Note:** No charges for water, weekly rent covers electricity (power included up to the average household usage in the area). Any excess electricity usage will be charged to tenants. Internet invoiced monthly up front.

**Booking Inspection:** Booking an open home is essential. To schedule your inspection, please email [apilawska@sunshineestateagents.com.au](mailto:apilawska@sunshineestateagents.com.au).

**Tenant Responsibilities:** Tenants are responsible for maintaining gardens and grounds.

**Application Requirements:** To expedite the application process, kindly provide the following:

- One fully completed application per person.
- Proof of income for each applicant (Centrelink Statement, 3 recent payslips, or Bank Statement).
- Identification for each applicant.
- Contact details for two recent references (ensure accuracy to prevent delays).

**Important Note:** Incomplete applications may result in delays, potentially allowing another application to be approved ahead of yours. Help us process your application promptly by furnishing all required information.

Property Code: 1589