

**3/30A Doolan Street, Nambour, Qld 4560**



**Townhouse For Sale**

Wednesday, 10 July 2024

3/30A Doolan Street, Nambour, Qld 4560

**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 1**

**Area: 126 m2**

**Type: Townhouse**



Jai Barber

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## Offers over \$595,000

Discover the perfect blend of convenience, comfort, and modern living at 3/30A Doolan Street, Nambour. This stylish villa, nestled in a tranquil complex of just seven homes, is a hidden gem in Nambour's vibrant Health precinct. Whether you're a first home buyer, an investor, or looking to downsize, this property ticks all the boxes. Located strategically within just 600m from the hospital, 800m from Nambour train and bus hub, and less than 1.5km from local supermarkets, you will find everything you need just a stone's throw away. Imagine the ease of having essential services and amenities at your fingertips! Step inside this contemporary villa to experience a thoughtfully designed living space. The ground floor boasts an open plan living area that flows seamlessly into a functional kitchen and extends to a spacious European-style courtyard, with additional side access. This outdoor haven, enhanced with a 7000Lt inground water tank and lush greenery, is perfect for gardening enthusiasts or simply relaxing in your private oasis. The home features two expansive living areas, 2.5 bathrooms, and a suite of energy-efficient upgrades, including a 6.5Kw solar array, making it a smart choice for eco-conscious living. An internal laundry, additional toilet, ample storage, and a recently upgraded air conditioner on the first level add to the convenience and comfort. Upstairs, the mezzanine level reveals a versatile living room that can serve as an office or cozy TV room. The king-sized master bedroom comes complete with an ensuite, while the generously sized second bedroom ensures plenty of space for family or guests. Both bedrooms are equipped with air conditioners, ensuring year-round comfort. This villa is not just a home; it's an opportunity to enjoy a serene lifestyle with all the benefits of urban convenience. It invites you to envision your life here, where every detail has been considered to enhance your living experience. Take the next step and explore what could be your new home. FEATURES WE LOVE:

- Contemporary villa in a secluded complex of just seven residences
- Within walking distance to Nambour Hospital, train station, and shopping centres
- Open plan living area extending to a spacious European-style courtyard
- 7000Lt inground water tank and lush greenery, perfect for gardening enthusiasts
- Energy-efficient upgrades including a 6.5Kw solar array
- Two expansive living areas and 2.5 bathrooms for versatile living
- Internal laundry, additional toilet, and ample storage space

\*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.

Contemporary villa in a secluded complex of seven residences; prime location near Nambour Hospital, professional suites, train station, and shopping centers; open plan living area with spacious European-style courtyard; 7000Lt inground water tank with lush greenery; energy-efficient 6.5Kw solar array; two living areas and 2.5 bathrooms; internal laundry, additional toilet, ample storage; upgraded air conditioners on both floors; mezzanine level with versatile living room, king-sized master bedroom with ensuite, and large second bedroom; family bathroom with bathtub