

Unit 1/7 Brookes Street, Nambour, Qld 4560

Townhouse For Sale

Friday, 19 April 2024



Unit 1/7 Brookes Street, Nambour, Qld 4560

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Stephen Colasimone

Offers Over \$500,000

Introducing 1/7 Brookes St, Nambour QLD 4560, an opportunity not to be missed! Welcome to a splendid 3-bedroom townhouse located in the heart of the Sunshine Coast. Get in quick to secure this unique property, featuring a central location just moments away from Nambour's bustling CBD, the Nambour Hospital, scenic parklands, and aquatic sporting facilities. This charming home is ingeniously designed across two levels, with the upper floor hosting the main living area that seamlessly flow onto the full-length balcony, offering a serene forested outlook. The master bedroom offers generous proportions and is accompanied by an ensuite. Descending to the lower level, another two bedrooms, an internal laundry, an additional bathroom, and a private balcony provide ample space for relaxation and leisure. Recent renovations, including fresh paintwork and brand-new carpets, ensure a pristine and inviting ambiance throughout. The exterior of the complex has a fresh coat of paint, enhancing its curb appeal. Impeccably presented - simply move in and relish the comforts of a hassle-free lifestyle. Moreover, astute investors stand to reap substantial rewards, with rental yields estimated at approximately \$550 per week, underscoring its lucrative potential. Nambour is the beating heart of the Sunshine Coast, has emerged as a frontrunner in capital growth, surpassing its counterparts over the past five years. Investors and property analysts have identified Nambour as the growth corridor in Southeast Queensland, underscoring its promising prospects for future appreciation. Key features:

- Prime Location: 3-bedroom townhouse enjoys a coveted position in the heart of the Sunshine Coast, convenient access to Nambour's CBD, the Nambour Hospital, scenic parklands, and vibrant sporting facilities.
- Two-Level Design: The upper floor houses the main living area, seamlessly flowing onto a spacious full-length balcony with picturesque forested views, while the lower level features additional bedrooms, bathrooms, laundry, and a private balcony.
- Fresh paintwork and brand-new carpets offering an immaculate hassle-free move-in experience for buyers.
- Enhanced Exterior: The entire exterior of the complex has undergone a meticulous makeover, with a fresh coat of paint enhancing its curb appeal, contributing to the overall aesthetic charm of the property.
- Outstanding Value: Offering outstanding value for money, this property presents an enticing opportunity for both homeowners and investors alike, with rental returns estimated at approximately \$550 per week.
- Growth Potential: Positioned in Nambour, a key growth corridor in South East Queensland, this property has outperformed most areas in capital growth over the past five years, making it an attractive prospect for savvy investors seeking long-term appreciation and returns.

Property Code: 10681