

Sold



1-2/3 Esther Place, Nambour



VIEWS, VERSATILE OPTIONS, GREAT VALUE!

Located in the boutique 'Rosemount Rise' residential enclave, this unit pairing pair offers versatile options that could cover dual living for the extended family, downsize with an income - live in one and rent out other, or rent out both for attractive returns.

On a 633m² block, there is 1 x 3-bedroom, 2-bathroom residence, and 1 x 2 bedrooms plus a 2-way bathroom. Both units have a modern kitchen with stainless steel appliances, open plan living, alfresco entertaining patio plus pergola, and single lock up garage with laundry; there is also onsite parking.

Near new, the presentation is immaculate inside and out, and there is nothing to spend; features include timber look vinyl flooring, carpets in bedrooms, air-conditioning in living, ceiling fans, security screens, a child-pet friendly grassy fenced courtyard, and both units have a garden shed to store bikes, tools and toys, leaving the single garages free for your car.

 5  3  3  633 m²

Price	SOLD
Property Type	Residential
Property ID	1356
Land Area	633 m ²

AGENT DETAILS

Ben Wilson - 0407 584 378

OFFICE DETAILS

Code Property Group
9/15 Nicklin Way Minyama, QLD,
4575 Australia
07 5438 3444



North facing and elevated, there is a pleasant outlook to the mountains, including Mount Coolum; and gentle breezes circulate throughout, as well as abundant natural light. The design has truly maximised the blocks orientation and elevation.

Rental returns are excellent; Unit One (3 bedroom) is currently rented at \$430 per week, with Unit Two (2 bedroom) also rented and enjoying a return of \$360 per week. There are no body corporate fees, and the design facilitates low maintenance, easy care living - which is what everyone is wanting!

Located just a few minutes to town amenities including rail to Brisbane, cinemas, supermarkets, cafes, pubs, RSL, parks, schools, banks, and medical centres; access to Petrie Creek Road connecting you east to the Coast in 15 minutes is quick and easy. The location is central to ALL Sunshine Coast attractions; Nambour is the geographic centre of the region.

Investor owner is highly motivated to secure a sale; downsizers, investors, and buyers looking for a property to accommodate dual living should all inspect!

Bullet Points:

- Near new in boutique enclave
- Live in one, rent out other, or rent both
- Could also suit buyers looking for dual living
- 1 x 3-bedroom, 2-bathroom, SLUG
- 1 x 2 bedrooms, 2-way bathroom, SLUG
- Private covered alfresco patio + pergola
- Air-conditioning in lounge, ceiling fans
- North facing, elevated block with views
- Separate garden shed for each duplex
- Unit 1 currently rented @ \$430 per week
- Unit 2 currently rented @ \$360 per week
- Just minutes to town & 15 mins to coast

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