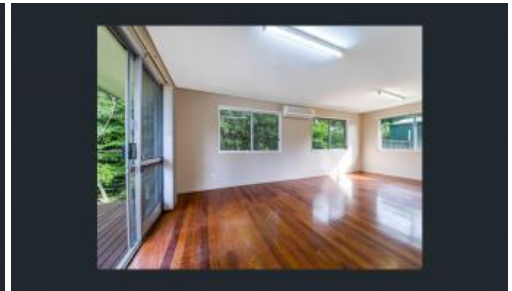
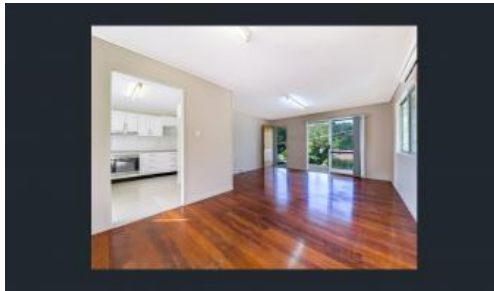


Sold



4 Bartlett St, Nambour



## Unconditional Contract

Located within easy walking distance of the centre of Nambour, this home has plenty of possibilities. Sitting on a level 405m<sup>2</sup> block in a quiet no through road and being highset means there is plenty of room for kids, pets or the gardener.

- Polished timber floors and lots of natural light and breeze
- Nice sized modern kitchen in crisp white tones, plenty of storage
- 3 well proportioned bedrooms and the family bathroom upstairs
- Air conditioned open plan lounge and dining room
- Front timber deck for a quiet cuppa before or after work
- Large rumpus downstairs with a separate entry and second toilet
- Single garage with plenty of extra storage space
- Side access with room for another car or trailer
- Solar panels to keep household costs down
- Currently tenanted for an excellent return, or move in

There are so many possibilities with this property, it would make a great first home with the extra bonus of a large rumpus room downstairs for a games room, home office or convert to a granny flat for a border or family member.

Shops and transport are within walking distance, or wander into town to make the most of the new eateries and craft brewers being attracted into Nambour which is enjoying a renewal. Everything you could want is here, cinemas, bus and train, private and public schools,

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### Price

SOLD for  
\$390,000

### Property Type

Residential

### Property ID

1344

### Land Area

405 m<sup>2</sup>

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
Level 1 80 Currie Street Nambour  
QLD 4560 Australia  
07 5354 6007



medical facilities and more. Just 15 minutes away you can enjoy the Hinterland townships, scenic drives, pretty walks and great places to eat.

Major shopping facilities in Maroochydore are just 15km away, the Sunshine Coast airport is just 17 minutes from home or hit the beaches about the same distance away. Nambour is a friendly town, ideally located for accessing all points on the Sunshine Coast, or for the commuters, the Bruce Highway is under 4km away, make the most of the convenience of the train station with its park and ride a handy 1.6km from home.

Currently tenanted and available either with tenants who are keen to stay on or for vacant possession.

Please contact the agent to arrange your private viewing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.