

Sold



45 Reilly Rd, Nambour



SOLD Under the Hammer by Fiona Gregory

🛏️ 4 🗺️ 1 🚗 2 📏 1,062 m²

There's no other way to say it - this property is pretty rough around the edges! Sitting on a breezy and elevated 1062m² block close to the heart of town, this brick and tile home with a hardwood frame was built in 1975 but has been very neglected in recent years. It will need a full renovation, but there is plenty of upside in a project like this, and also plenty of potential to convert to a granny flat or add a secondary dwelling.

- 4 bedrooms and one family bathroom
- Generously sized separate lounge room
- Large open plan kitchen and family dining room
- Double garage which has been tiled and partly enclosed as a rumpus
- Enclosed laundry and storage room behind the garage - potential plus
- 6m x 5m shed with 1 car space plus additional garden sheds

We're not going to talk it up or pretty it up - what you see is what you get. The property has been vacated and had a clean, so it's a blank canvas opportunity. Sitting at the high end of a no through road makes for a super quiet location, two of the neighbouring properties are undergoing significant renovations, getting on board with the new

Price	SOLD for \$575,000
Property Type	Residential
Property ID	1507
Land Area	1,062 m ²
Floor Area	198 m ²

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energy in Nambour. Recently nominated by property analysts at Realestate.com.au in a list of Queensland's top 10 growth suburbs for 2023, now is the time to get in on the action. There is so much new happening in Nambour, a wide choice of great coffee shops and the reopening of the towns Iconic Club Hotel including live music, there are also a very wide range of magic restaurants and dining experiences both on the Coast and in the nearby Hinterland villages.

Centrally located, it is one of the easier commute options, and in this case you can walk to town, shop just 1 minute from home and walk to school, of course Nambour has it's own hospital, railway and bus interchange and so much more to commend it.

If you don't mind getting your hands dirty, here is a great opportunity to either begin, or improve your position on the property ladder. Don't miss this one, it's got success written all over it.

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