

**1/29 Hospital Road, Nambour, QLD, 4560**

**House For Sale**

Tuesday, 26 November 2024



1/29 Hospital Road, Nambour, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Hospital Grove: Designer Townhouse

This end townhouse in the Hospital Grove complex offers an exceptional entry level opportunity for a first home buyer and should also be on the radar of investors and downsizers; located just a short walk to the hospital, cafes, town, and rail - its location is ultra-convenient!

Across two levels with the upper floor accessed at street level, it comprises entry foyer, three bedrooms, one bathroom, separate toilet, modern kitchen, open plan living, single lock-up garage plus second carpark alongside townhouse, a fenced courtyard and multipurpose patio space. There is also a separate storage room exclusive to this townhouse at the end of the complex.

Renovated in recent years it has been modernised throughout with easy-care timber look flooring and an updated kitchen. Features include ceiling fans, split system air-conditioner in living, security screens on external doors, moveable island bench in kitchen, shower over full sized bath, direct external access to courtyard from two of the bedrooms, and storage under stairs.

Tenanted until October 2025, a current rent appraisal comes in at \$550 per week; and body corporate fees are low. Being an end townhouse natural light and breezes are maximised, and the extra parking plus storage facility gives this particular townhouse a positive point of difference to the others in the complex.

Not only is it walking distance to both hospitals and town; there is a childcare centre around the corner and local schools are within a 5 minute driving range. Sunshine Coast Airport is 20 minutes away (and this is a very easy property to lock-and-leave when travelling), and coast beaches are 20-25 minutes' drive.

Investor owner is a committed seller and will meet the market to secure a quick sale; properties in this price range are increasingly scarce in the midst of this housing affordability crisis, and this really is an opportunity to enter the market and start climbing the property ladder, it is a foot in the door literally! Act today.

\*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.

3 bedroom townhouse "end" position with 2 car parks + separate storage facility; tenanted until October 2025; walk to hospital, cafes, town & rail; entry level buying or portfolio pleaser + could also suit downsizers "easy to lock-and-leave