

**30 Image Flat Road, Nambour, QLD, 4560**



**House For Sale**

Wednesday, 25 September 2024

30 Image Flat Road, Nambour, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jeremy Buultjens  
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## **¼ Acre, Fully Fenced, Family-Friendly!**

Jeremy and Kim Buultjens of Harcourts Buderim proudly present 30 Image Flat Drive, Nambour to the market: this charming home on a fully fenced 1016m<sup>2</sup> block with a huge yard and large shed is sure to appeal to a range of purchasers from families, tradies, investors, renovators/property flippers, and entry level buyers.

Across a light-filled single level the home comprises north facing sunroom at entry, three bedrooms, one bathroom, a separate toilet, pleasant kitchen, open plan living/dining, covered alfresco patio, separate laundry, and large double carport.

Current owners have taken wonderful care of the home, and it is well-presented throughout; ultra-comfortable and very liveable with potential to value-add if desired. Existing features include split system air-conditioning in living, ceiling fans, floating timber flooring in living, LED down lights throughout, carpets in bedrooms, shower over bath, roll-down blind on patio, and a double-bay shed with annex.

The primary double-door entry gate is powered, while block has two separate gated entries and provides side access to the shed; there is masses of room to put in a pool and generous space for children and pets to play outdoors securely and safely. The size of the block also allows for not only the possibility of extending the existing home but also building a second dwelling (subject to council approval).

Vacant it's rent-ready or move-in ready for you to live in and love; it has a warm, inviting ambience that feels like a welcoming hug as you enter. There's plenty of scope to infuse with your own taste and personality inside and out - and take this lovely home to the next-level in terms of value, appeal, and style.

Located within 850 metres of the Nambour General Hospital (12 minute walk), and less than four minutes' drive to town amenities including rail, supermarkets, dining, and shopping - convenience is exceptional. It's increasingly rare to get a ¼ acre block so close to town and major amenities.

Sunshine Coast Airport and Mudjimba Beach are a 20 minute drive, and its 25 minutes to Maroochydore. Local private and public schools are within a 5-20 minute drive, it's 20 minutes to the university, and a 10-minute scenic drive up the Blackall Range to Mapleton.

It would make a great first home for a young couple/family for many reasons, and it's only 170-metres to childcare, plus walking distance to fabulous parks and playgrounds. Equally, there is plenty to capture the attention and imagination of those in the market seeking a property with a value-add upside. Which are you? Let's chat.