

**34 Image Flat Rd, Nambour, QLD, 4560**



**House For Sale**

Wednesday, 20 November 2024

34 Image Flat Rd, Nambour, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Post-War Charm with Modern Potential - Your Next Opportunity Awaits!**

This post-war home, circa 1950, on a fully fenced 680m<sup>2</sup> block, offers an exceptional opportunity for a variety of buyers from entry-level, renovators/tradies looking to property flip, and investors: priced to sell quickly, immediate action is highly recommended.

The home itself comprises a covered porch at entry, three bedrooms, modern bathroom and kitchen, two living areas, and large, elevated north-east facing side deck with leafy outlook. In addition, there is side access to an oversized single carport and single garage with laundry facilities.

The home is liveable and comfortable 'as is' but could benefit from some TLC and infusion of creativity to really maximise charisma as well as value-add. Existing features include timber look flooring, split system air-conditioning in lounge, slow combustion fireplace in front living area, ceiling fans, casement and awning windows, French doors to side deck, and lock-up garden shed.

With wide side access to bring in a boat/caravan there is also potential and the perfect site to build a double bay shed and remove existing carport/garage. The front garden is lush with established tropical palms and expansive lawn area for children and pets to play safely; there's also a fabulous playground just 450m away.

Located within walking distance to childcare, bus stops, Glenbrook Downs playground, Nambour General Hospital, and cafes; plus, just minutes to town, rail, and schools - the location is ultra-convenient and it's only 22 minutes to the airport and 25 minutes to stunning coast beaches.

Investors should note that a current rent appraisal comes in at \$600-\$620 per week, and it is vacant and rent-ready right now. Tradies/renovators will be able to see the potential to update and improve on a decent sized block for profit, and first home buyers should really get excited, there is virtually nothing comparable in this price range...this would be an amazing start to your property journey.

This WILL be sold prior to Christmas, be the first to act, this one is truly going to FLY.

\*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.