

**40 Mapleton Road, Nambour, QLD, 4560**



**House For Sale**

Thursday, 14 November 2024

40 Mapleton Road, Nambour, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming 1960's Residence & Business Combo

This elegant post-war residence, circa 1960's, on a fully fenced 919m<sup>2</sup> block, has been customised and fully approved to operate a home business, offering versatile options for buyers who may be seeking this, as well as providing a comfortable spacious place to live.

A highset design with a massive multipurpose space/rumpus under with bath and shower; the upper level comprises covered porch into entry foyer, four bedrooms, two bathrooms, separate living areas, office, large central kitchen, north-east facing timber deck, laundry, and ramp to backyard. Extra-wide side access leads to a powered 6mx7m lock-up double bay shed.

Current owner has been utilising to run a business laid strong durable Regupol flooring (original hardwood timber underneath); the interior has also been configured to accommodate the business, but is still essentially a house layout, so is suitable for either purpose - or both!

Features include high ceilings, decorative cornices, casement windows, ducted air-conditioning, ceiling fans, spa bath in family bathroom, French doors to porch, 2.4mx2.4m cedar shingle gazebo on deck, charming wrought iron front fence and gate, solar hot water, and 6.5kW solar power (installed in 2020).

The block size also could allow for the building of a granny flat at rear (subject to council approval) - further adding value and functionality; and there's plenty of room to put in a pool in that private, north-facing backyard. Visitors and/or clients also have abundant parking space at rear as well as street parking.

For a purchaser wanting to utilise as a home business it is worth noting that the branding/signage exposure along Nambour-Mapleton Road is excellent, and so close to the hospital it could suit a range of businesses particularly those in ancillary health professions, along with other micro-businesses.

Nambour General Hospital is a five minute walk, Selangor Private Hospital is a 12 minute walk, and it's 20 minutes' walk to town and rail; locals schools are a short drive and it's 25 minutes to the airport and coast beaches.

This is the type and style of property that will appeal to a range of buyers for many of the above reasons, offering that extra flexibility in terms of usage, layout, along with value-add potential - making it exceptional buying.

\*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.