

Sold



11 Wentworth Crt, Nambour



## Land and location

\*Call/email us to arrange a private walk through inspection of this property.

Surrounded by modern homes and situated in a quiet side street handy to everything you need and just 150m to Burnside School. Add to this significant renovation, the Australian dream quarter acre (1024sqm) block and you have something that has the potential to grow with you.

- 2 bedroom/1 bathroom home on a large 1024sqm allotment
- Open living and connecting covered outdoor entertainment area
- Recent redecoration brings a sense of space and light into the home
- Air-conditioned. Several updates including kitchen, bathroom/laundry
- Covered parking for two vehicles. Side access to the 2x garage/shed
- Walk to Burnside school and a few minutes drive to the CBD & hospital
- Large north facing yard backs onto vegetation corridor, very private
- Room for a pool and plenty of safe play area for family or pets
- Parking for a large boat or ideal lock and leave base for a motor home
- 20 minutes by car to Maroochydore's new city development & beaches
- Walk or cycle to town, public transport and local parks
- Comfortable home in a central location with options for the future

 2  1  4  1,024m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2871
<b>Land Area</b>	1,024 m <sup>2</sup>
<b>Floor Area</b>	111.48 m <sup>2</sup>

## Agent Details

Tony Brown - 0411074022

## Office Details

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Burnside school is literally in the next street, and a few minutes drive will have you in the CBD or at the hospital. Even though this is an older home it has had plenty of upgrades and the quality of the surrounding properties mean scope to do more and add value in the future. If a large block is important or you're simply wanting some space and quiet without heading out of town then this property is well worthy of an inspection.

Investment information:

Rates & water charges: Approx. \$2950/year

Estimated permanent rental return: \$360/week

Did you know all our documentation is available online?

This includes the ability to sign contracts without printing or scanning (click/tap to sign)

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