



**Unit 1, 29 Brookes St, Nambour**



## Affordable Duplex - Low Body Corporate Fees

A conditional contract has been accepted on this property, please register your interest to be advised when similar properties become available or in the event the contract isn't successful.

This very tidy 2 bedroom duplex is central to everything and represents a great place to get started in the property market, or a very practical investment or retirement solution.

Forget the larger complexes with noisy neighbours and high Body Corporate fees. The adjoining duplex is owner occupied and Body Corporate Fees are just \$1400 per year. Very low maintenance, the property is in good condition including having had a fresh coat of paint internally and some great improvements in recent years and is very private and secure.

- 2 bedrooms with ceiling fans and built in robes
- Combined living and dining room with direct patio access
- Compact but practical kitchen with servery
- Large insulated covered patio the full length of the house
- Single carport plus a second car space and shared visitors bay
- Small lawn locker and water tank for the garden
- Just 1km from the hospital, state schools, train and shopping centres
- Security screens, ceiling fans and 2 air conditioners

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**Price** SOLD for  
\$332,750

**Property Type** Residential

**Property ID** 1382

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
Level 1 80 Currie Street Nambour  
QLD 4560 Australia  
07 5354 6007



- Rental estimate \$350-\$390 per week

With housing affordability under record levels of pressure, this property is a great way to enter the property market. Low body corporate fees of just \$1400 per year.

The compact low maintenance yard and very private covered patio make for a lovely spot, attracting lovely breezes due to its elevated position. Affordable properties don't last long, book your inspection today.

Due to a limited amount of on street parking at this location we will be doing inspections by appointment at set times on Wednesday afternoons and Saturday mornings. Please call the agent to secure your appointment.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.