



**SOLD**

## NEW IN BOWERBIRD

First Home buyers, astute investors and changeovers will be competing for this one so you had better act quickly before this opportunity passes you by...

I'm am very proud to present this appealing well planned family home to the market for the very first time.

With the area continuing to show high rental demand and property growth this house is perfect for the investor.

Benefits include:

- 4 great sized bedrooms, main with large walk in robe and ensuite
- Open plan kitchen / dining flowing seamlessly to the large alfresco area for all your entertaining
- Beautiful extra-high raked ceilings with louvered skylight windows
- 3 large Split System air conditioners for your comfort in those hot and still Summer days
- Delightful main bathroom with separate toilet
- Quality fittings and fixtures throughout
- SMEG appliances including microwave oven and dishwasher
- Ceiling fans throughout
- Large separate lounge / media room
- Landscaped block with low maintenance gardens
- 5 minutes to Nambour General Hospital
- 6 minutes to Nambour Railway Station and everything Nambour has to offer
- Just over 20 minutes to the magnificent Sunshine Coast beaches
- Walking distance to public transport, schools, shops, parks, sporting clubs, youth club & TAFE Qld (East Coast Nambour)

4 BED | 2 BATH | 0 CAR

PRICE:  
\$475,000

OPEN FOR INSPECTION:  
N/A



**Adrian Matthews**  
**0403171644**  
adrian@matthewspss.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

