



FOR SALE

**THIS WONDERFUL HOME IS UNDER CONTRACT.
INCREDIBLE VALUE JUST A 5 MINUTE WALK TO
THE BEACH FOR UNDER \$500K**

For the astute first home buyer or investor, this traditional Wurtulla home ticks all the boxes with a private courtyard and mature gardens leading into a wonderful family home.

Ready to be enjoyed by a new family this classic and freshly painted home features a central kitchen and generous living area with brand new engineered timber flooring leading to 3 light filled bedrooms. The main Bedroom is air-conditioned while the main bathroom is sizable and includes a separate toilet.

The value in this home begins at the rear with an undercover patio area that could be extended into to further enhance the size of this home. (STCA)

With room for a pool, the rear yard is both private and useful. Families will love this outlook.

Perfectly positioned within close proximity to the Kawana hub, featuring a multi million dollar upgraded shopping centre & Goldclass cinema along with the brand new Sunshine Coast University hospital.

No need to worry about feeling isolated when your exercise can include a short 5 minute stroll to the beach & surrounding bushland reserves.

For the investor you can expect a healthy rental return of Approximately \$475 per week. Hold onto this one long term and watch your investment grow.

Take your pick from one of the top performing government or independent schools within the catchment.

Features Include –

- Ceiling fans throughout
- 3 light filled bedrooms with Airconditioning to the Main

3 BED | 1 BATH | 1 CAR

PRICE:
\$499,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

510 Nicklin Way Wurtulla

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.