

# FOR SALE

## DUAL KEY HOME OR INVESTMENT...

5 BED | 3 BATH | 2 CAR

8 Willowood Crescent, Nambour, QLD, 4560

Dual-key Living is ideal for those looking to live with extended family but still have their own space or perhaps as an Investor with tenants already in place providing a terrific rental return that will continue to grow in value on the Sunshine Coast.

8 Willowood Crescent, Nambour offers convenience to local Schools, Shops, Hospitals, and Train Station.

- Dual key Investment Home, separately metered
- 3 bedroom, 2 bathroom, 1 remote Garage currently tenanted \$560 per week tenants vacating 6/7/2024
- 2 bedroom, 1 bathroom, 1 remote Garage currently tenanted \$420 per week lease until 9/4/2024

(The property manager advised the property would achieve a combined rent between \$1115 - \$1200 per week for a new lease based on the current market and comparables)

- Modern living minutes to life's essentials
- Airconditioned for year-round comfort
- Fully fenced and pet-friendly
- minutes to Nambour Schools, Shops, Hospital and Train Station
- 15 minutes to the best Beaches on the Sunshine Coast
- Just over an hour by car to Brisbane

Just listed and certain to be in demand, don't delay to contact Vanessa Brunton 0467448850 from VB REAL ESTATE to arrange an inspection.

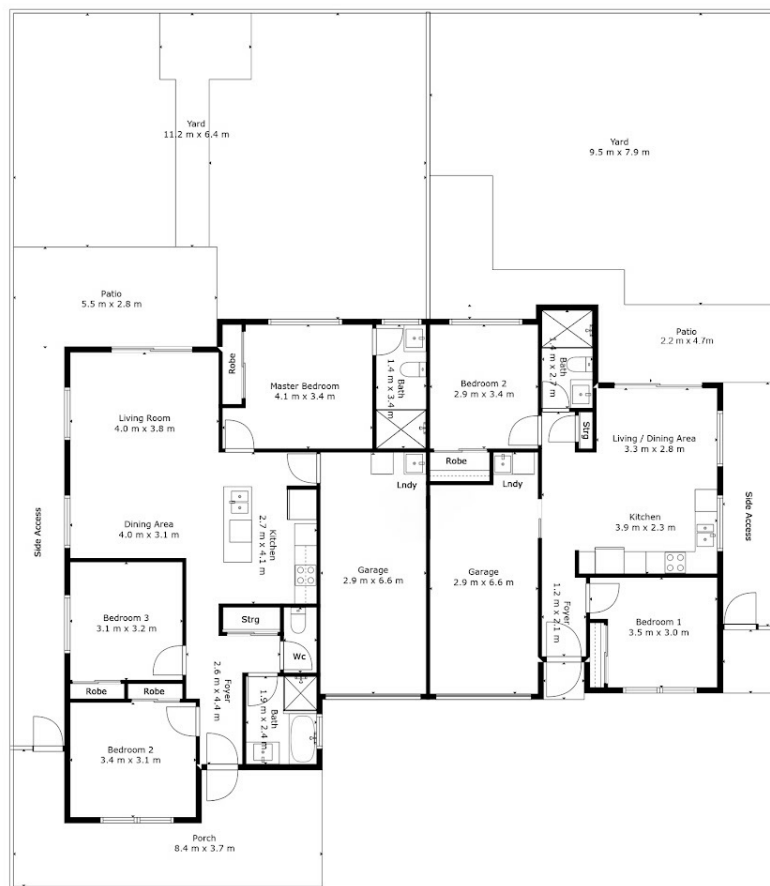
PRICE:  
\$940,000

OPEN FOR INSPECTION:  
N/A



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8 Willowood Crescent, Nambour

5 Bed 3 Bath 2 Car



**TOTAL: 145 m2**

FLOOR 1: 145 m2

EXCLUDED AREAS: GARAGE: 37 m2, PATIO: 25 m2, PORCH: 23 m2,  
YARD: 140 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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.

