



## Rare Opportunity - Large & Exclusive Town Home in Beautiful Setting

3/ 14-18 Bade Street Nambour

 3  2  2

\$389,000  
617 sqm

# About the Property

## ABOUT THE PROPERTY

Wow! Rare opportunity to buy a gorgeous 3 bedrooms, 2.5 bathrooms and double lock up garage town home in the heart of Nambour in the Sunshine Coast hinterland.

Located in a boutique complex, you will absolutely love the lifestyle on offer:

- 
- Nambour's Largest & Most Exclusive Town Homes
- Set in a Private Rainforest Reserve
- Elevated with Views and Connected to Nature
- Rainforest Boardwalk with Easy Walk to Shops
- Large Spacious Bedrooms - significantly larger than most other townhouses
- Main Bathroom, Ensuite & Powder Room
- Great Living Spaces
- Recently Renovated Complex with Lush Gardens

The living area is open plan and offers a separate dining area with a nice view to the yard and heaps of natural light.

The kitchen is modern with high quality appliances including a dishwasher.

Upstairs, you will find a stylish ensuite off the big main bedroom and a private balcony for your enjoyment.

The yard is just lovely and low maintenance!

Other features include:

- 
- Ceiling Fans
- Built in Robes
- Separate Laundry
- Massive Double Garage

Close to all amenities; the new Aldi Shopping Centre is just 100m away and walk another 50 metres to Nambour Plaza for all your shopping needs.

Nearby also are two hospitals; Nambour General Hospital and Nambour Selangor Private Hospital. Easy walk to local schools, train station, restaurants, retail and all that Nambour CBD has to offer.

Call Sean McCreanor on 0438 115 550 to arrange your own private inspection.

## Links

[Contact the Agent - Sean McCreanor](#)

<http://www.affinityproperty.net.au/?/staff/114686/sean-mccreanor>

**Floor Plan 1**



**GROUND FLOOR**



**UPPER FLOOR**



## Around The Area



Just over an hours drive north of Brisbane and dissected by the main electric rail link to the northern parts of Queensland, Nambour is centrally positioned in the rolling foothills between the surf beaches of [Mooloolaba](#) and [Maroochydore](#) and the Blackall Range. This quiet rural town is the service hub for a substantial hinterland population and provides a diverse range of commercial facilities and social infrastructure.

Nambour serves an important role in South East Queensland as a Major Regional Activity Centre, providing higher order retail, employment and service needs for its residents and surrounding towns. Over 17,000 people call Nambour home (as of June 2015), and the town has been growing by slightly more than 350 people a year since 2006. By 2025, Nambour is forecast to have a population of 25,300 people. Nambour and surrounding towns boast a population of over 32,500 people (as of June 2015). This population is forecast to grow to over 45,000 people by 2025.

Nambour is a well-resourced service centre with a diverse range of education, health and social infrastructure in close proximity to key growth areas and economic game changes on the Sunshine Coast. Nambour is well positioned to build on these valuable assets and look towards a bright future.

## HISTORY

Nambour was once dependant upon the agricultural sectors of dairying, sugar cane and sub-tropical fruit ([pineapples](#)) growing but is now quickly adapting to a new role in servicing the needs of the ever increasing residential development.

## Links

[Nambour Activation Plan](#)

[https://s3-ap-southeast-2.amazonaws.com/portplus-prod-assets/storage/4389/content/4389\\_301018010159\\_231.pdf](https://s3-ap-southeast-2.amazonaws.com/portplus-prod-assets/storage/4389/content/4389_301018010159_231.pdf)

## Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	6/16 Park Road Nambour	3	2	2	10/11/17	171 sqm	\$425,000
2	3/30 Mount Pleasant Road	3	2	2	07/04/18	194 sqm	\$400,000
3	10/9A Deslynn Lane Nambour	3	2	1	04/01/18	143 sqm	\$363,000

## Contact Agent

&nbsp;

### Over 20 years' experience in residential sales

Houses, units, townhouses, apartments, retirement living & more  
&hellip;

**[CLICK HERE](#) to book your inspection**

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**Affinity Property Australia | ABN 82 603 030 020 | Real Estate Licence No. 3922224**

## Make a Contract Offer



### Would you like to Make a Contract Offer?

Making a contract offer is quick and easy. You only need \$1,000 initial deposit to commence the contract process. To submit your contract offer, please complete the Contract Offer Form below and send this to the property sales agent.

#### Links

[Contract Offer Form](#)

[https://reawebbooks.com.au/affinity/module\\_resources/pdf\\_module/5/78\\_AffinityLetterofContractofferform.pdf](https://reawebbooks.com.au/affinity/module_resources/pdf_module/5/78_AffinityLetterofContractofferform.pdf)

## About Us

### SALES

We have a highly skilled sales force who have been successfully selling properties and residential projects for more than 20 years. Our expertise includes:

- Houses
- Town Houses & Terrace Homes
- Units & Apartments
- Retirement Living
- Body Corporate Agreements & Advice
- New Developments & First Home Buyers
- Finance Referrals to Help Buyers get the Best Loan
- Manage sales with vendors & buyers through to contract settlement, including management of building, pest, finance, tax depreciation and other inspections.



### LICENSING & TRUST ACCOUNTING

Affinity Property Australia (Licence No 3922224) maintains a Statutory Real Estate Trust Account and we manage the entire sale process seamlessly for vendors & buyers.



## Affinity History

With a passion for property & a strong will to help others, directors Sean McCreanor and Ken Smith, set out to establish a company that assisted low income earners and retirees to obtain affordable housing.

Several years on and a re-brand later, Affinity is now a well-established and respected diversified property group. Our vision is to be Australia's property advisors of choice, by consistently delivering exceptional service to every person we have the privilege of partnering with. We honour our landlords, vendors, buyers and tenants alike.

## The Affinity Difference

At Affinity, we recognise the role of a real estate agent has fundamentally changed. Nowadays, people want to speak with an Expert Property Advisor. Consequently, in addition to our traditional sales and property management services, today we provide clients with a range of value-added services. We have a highly experienced team and long-established expert partners, who assist clients with all their property needs. This includes: buying; selling; leasing; affordable housing; marketing; property finance; contract negotiation, conveyancing and legal services; due diligence; insurance; maintenance; assistance with accounting and tax services; bill payments; auctioneering; property development; retirement living; body corporate management; property investment services; renovation information and services; styling and staging properties for sale and rent; and property planning in your transition to retirement.