







BOOMTOWN HOTSPOT! – HIGH YIELD INVESTMENT ON THE SUNSHINE COAST

Introducing 81-83 Coronation Ave, Nambour QLD 4560: Your High-Yield Investment Opportunity

Get ready to seize an exceptional investment opportunity in the heart of Nambour, Queensland! This property promises an exciting return on investment with its three well-maintained 2-bedroom units, each contributing to a lucrative rental income stream. Unit 1, currently leased at $365 per week, leads the pack in rental income, closely followed by unit 3, appraised at an impressive $370 per week, and unit 2, providing a steady $330 per week.

Located at 81-83 Coronation Ave, Nambour QLD 4560, this property spans an expansive 836m2 block, further subdivided into two separate lots—lot 24 and lot 25, each measuring 416m2. This unique offering includes not just a piece of real estate but a Sunshine Coast Development Site, sold with the added advantage of two titles, making it an excellent prospect for astute investors and developers.

But what truly sets this property apart is its strategic location in Nambour, a town poised for exponential growth within the Sunshine Coast region. As property analysts suggest, the Sunshine Coast is the next frontier for growth in Queensland, and Nambour stands at the forefront of this burgeoning wave of development opportunities.

· Property at 81-83 Coronation Ave, Nambour QLD 4560, offers three

6 3 3 836m2

Price	SOLD for $840,000
Property Type	Residential
Property ID	10445
Land Area	836 m2

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

2-bedroom units with high rental income potential.

· Unit 1 currently rents for $365 per week, unit 2 for $330 per week, and unit 3 is appraised at $370 per week.

· The property spans an 836m2 block divided into two lots (lot 24 and lot 25), offering development opportunities.

· Located in the heart of Nambour on the Sunshine Coast, it's close to schools, public transport, and shopping centres.

· The Sunshine Coast is a hot growth area in Queensland, with Nambour identified as a key development opportunity.

· Nambour offers an excellent lifestyle, with proximity to beaches, the hinterland, and Brisbane CBD.

· The property is zoned as Medium Density Residential, ideal for low to medium-density residential development.

· Nambour's revitalized town centre features a thriving café culture and first-class amenities.

Nambour, with its population of over 80,000 people, is uniquely positioned to offer investors an exceptional lifestyle and growth potential. A mere twenty-minute drive takes you to the stunning beaches of Caloundra or Maroochydore, while Noosa is just 30 minutes away. For those who appreciate the hinterland's charm, it's a short 45-minute journey to the region's scenic wine areas. For city access, Brisbane CBD is less than an hour's drive away, making Nambour an attractive proposition for residents and tourists alike.

Additionally, Nambour serves as the gateway to the Sunshine Coast Hinterland tourist drive, enhancing its appeal as a burgeoning tourist destination. The town boasts a range of top-notch educational institutions and sporting facilities, all conveniently located within a 4 km radius. The recent revitalization of Nambour's town centre has fostered a vibrant café culture, ushering in a slew of first-class restaurants and unique shopping centres.

The property's zoning as Medium Density Residential aligns perfectly with the town's development goals, enabling low and medium-density residential activities, primarily in a low-rise format. This zoning accommodates multi-unit residential uses, primarily for permanent residents, supplemented by essential community services and facilities designed to cater to the local population.

81-83 Coronation Ave, Nambour QLD 4560, represents a golden opportunity for investors seeking high-yield returns and long-term capital appreciation. With a trio of well-maintained rental units and a strategic location within the Sunshine Coast's next growth corridor, this property is poised to become a cornerstone of your investment portfolio. Don't miss out on this chance to secure your stake in one of Queensland's most promising regions.

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