







1012M2 OF MEDIUM DENSITY LAND - DUAL INCOME INVESTMENT

First home buyers, Investors and builders take note: this large 6-bedroom classic colonial home sits on over 1000m² of prime Medium Density land in the heart of one of QLD's fastest growing districts. Bring your toolbox and paintbrush as some renovation could really make this charming residence shine. The current owners have made a great start having re-stumped the house, so the foundations are solid. Also, a high-quality 8kw Solar system has been added to the property, dramatically reducing soaring energy costs. Upstairs you will find an open plan living space, four good sized bedrooms with the fifth bedroom being much smaller, perfect for a nursery or maybe that home office you have been dreaming of but never had the space for. The sixth bedroom is located separately downstairs boasting aircon and a separate living space, study nook, bathroom, kitchenette and private entry. Great for your guests, family or extra income!

At the back of the property stands an 80m² shed that has been fully converted into a livable dwelling featuring high ceilings, gas cooktop and ceiling fans throughout. Complete with one bedroom, bathroom, living room, split level study, kitchen and loads of storage space. Great for more guests, even more family or even more extra income!

6 4 3 1,012m2

Price	SOLD for $790,000
Property Type	Residential
Property ID	10758
Land Area	1,012 m2

AGENT DETAILS

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OFFICE DETAILS

Nambour
5/38 Anne Street Nambour, QLD, 4560 Australia
0754411749

If land is your primary interest, this sizable block offers numerous redevelopment options. Whether you envision a new home, a duplex site, or a townhouse development, this property provides the space and flexibility to realize your plans. Situated in the hotspot area of Nambour, this property is one of the best investment opportunities on the Sunshine Coast. Located just minutes from both Nambour Hospital and new facilities, this property sits in one of the fastest-growing population zones in Queensland. This prime location presents a once-in-a-lifetime opportunity to build a property portfolio that offers secure annual rental income. The property's proximity to Nambour's public and private hospitals makes it a rock-solid rental investment, as Queensland Health staff are always seeking convenient accommodation.

Just two minutes from Nambour's CBD and 20 minutes from Maroochydore's golden beaches, this property is ideally positioned in the heart of Nambour's medical precinct. The famous Nambour café culture is within walking distance, offering a vibrant and convenient lifestyle.

This property provides a perfect combination of style, proximity, and affordability, making it an ideal first home or investment opportunity. Whether you are an experienced investor or a first-time homebuyer, this property offers significant potential for growth and income. Don't miss out on this unique chance to secure a prime piece of real estate in one of Queensland's most sought-after areas.

- Over 1012m^2 of Medium Density land in Nambour.

- Includes a classic four-bedroom home needing renovation.

- Potential for high financial rewards post-renovation.

- Self-contained flat downstairs and a livable shed for on-site accommodation during renovation.

- Ideal for residing on-site while renovating for added convenience and efficiency.

- Sizable block with numerous redevelopment options: new home, duplex site, or townhouse development.

- Located in a hotspot area of Nambour, a prime investment opportunity on the Sunshine Coast.

- Minutes from Nambour Hospital and new facilities, in a fast-growing population zone in Queensland.

- Just two minutes from Nambour's CBD and 20 minutes from Maroochydore's beaches.

- Positioned in Nambour's medical precinct, close to hospitals and amenities.

- Walking distance to Nambour's café culture and vibrant lifestyle.

- Prime real estate opportunity in a sought-after area of Queensland.

https://maps.scc.qld.gov.au/sitereport/index.html?report=da_public&address=28+Blackall+Tce+NAMBOUR&lotplan=&lotaddress=

The Medium Density Residential Zone on the Sunshine Coast is designed to support a variety of residential and community activities, ensuring sustainable urban development. This zone permits a range of residential activities, including dual occupancy, dwelling houses, dwelling units, multiple dwellings, relocatable home parks, residential care facilities, retirement facilities, rooming accommodations, and short-term accommodations. Each type of development within this zone must comply with specific assessment benchmarks and requirements.

For residential activities, dual occupancies and dwelling houses are accepted developments, subject to their respective codes. Dwelling units, multiple dwellings, relocatable home parks, residential care facilities, retirement facilities, rooming accommodations, and short-term accommodations require code assessment and must adhere to the Medium Density Residential Zone Code, the applicable local plan code, and other prescribed development codes.

Business activities such as home-based businesses and sales offices are generally accepted developments, with specific requirements for different types of activities. Shops, particularly corner stores, and community care centers require code assessment, while other uses might necessitate impact assessment.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.