



36 Mayfield St, Nambour



## BEST VALUE CABIN AND LAND ON THE SUNSHINE COAST - HUGE 1000M2 BLOCK

Get in quick to secure this ¼ acre block with a shed/studio-style cabin in place. A huge block with plenty of room to build your dream home. The rarest commodity on the Sunshine Coast is land, and with this property, you get a generous one-quarter acre on the Sunshine Coast. Nambour has been tagged as the next high-growth corridor in South East Queensland, and with house and land values doubling over the last five years, this makes for a great financial investment. Blocks like these do not last long, so put this one at the top of your list.

Sunshine Coast Council - Site Report:

[https://maps.scc.qld.gov.au/sitereport/index.html?report=da\\_public&address=36+Mayfield+St+NAMBOUR&lotplan=&lotaddress=](https://maps.scc.qld.gov.au/sitereport/index.html?report=da_public&address=36+Mayfield+St+NAMBOUR&lotplan=&lotaddress=)

### Property Highlights

- Spacious Block: The property boasts a large 1077m2 block, offering ample space for further development or simply enjoying a vast, private yard.
- Proximity to Town: Conveniently located just 3 minutes from the centre of town, you can enjoy the tranquility of suburban living without sacrificing accessibility to amenities.

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Price	Offers Over \$500,000
Property Type	Residential
Property ID	10759
Land Area	1,077 m2

### AGENT DETAILS

Stephen Colasimone - 0413 416 952

### OFFICE DETAILS

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



- Studio-Style Cabin: The existing small studio-style house, constructed with durable Besser blocks, provides a cozy and functional living space or temporary accommodation while you plan your dream home.
- Modern Comforts: Equipped with a fireplace and air-conditioning, the cabin ensures comfort throughout the seasons. The undercover patio area extends the living space outdoors, perfect for entertaining or relaxing.
- Privacy and Seclusion: Nestled in a quiet cul-de-sac with no through traffic, the property offers a serene and private setting, ideal for those seeking a peaceful lifestyle.

#### **Additional Features**

- High Growth Area: Nambour is recognized as a high growth corridor in South East Queensland, making this property not only a great place to live but also a smart investment.
- Potential for Development: With such a large block, the possibilities for development are extensive. Whether you want to expand the existing cabin or build a new home, there is plenty of space to realize your vision.
- Scenic Surroundings: Enjoy the natural beauty of the Sunshine Coast, with its stunning beaches, lush hinterlands, and vibrant community lifestyle.
- This is the best value house and land on the Sunshine Coast. First in, get it! Don't miss out on this exceptional opportunity to own a piece of prime real estate in one of the most sought-after locations in South East Queensland. Contact us today to arrange a viewing and secure your future.

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