GET A GOOD HEAD START ON THE SUNSHINE COAST

3 2 1 810m2

For first home buyers looking to enter the Sunshine Coast property market, 4 Bundarra Street, Nambour presents an exciting opportunity to secure a character-filled home with plenty of future upside. Set in a quiet, leafy street overlooking Currie Park, the existing residence offers comfortable living with polished hardwood floors, air-conditioning, a modern kitchen and generous indoor and outdoor spaces. With three bedrooms, two bathrooms and undercover parking, the home is well suited to buyers wanting an affordable entry point without compromising on location or lifestyle. Schools, shopping centres, hospitals and public transport are all within easy reach, while Maroochydore's beaches are approximately 25 minutes away. With a total landholding of 810m^2, this is a property that offers first home buyers both a place to call home today and considerable flexibility for the future.

The real point of difference is the exceptional development potential offered by the two existing lots. The property comprises Lots 130 and 131, each measuring approximately 405m^2, and is positioned within the Medium Density Residential Zone. This creates a range of exciting possibilities for developers, investors or owner-occupiers looking to capitalise on the site in the future. Subject to council approval, buyers may explore options including retaining or repositioning the existing home, developing the lots separately, or investigating a small-scale residential development. Site concepts and plans are also available to

Price	OVER $900,000
Property Type	Residential
Property ID	11978
Land Area	810 m2

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

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

assist buyers in considering the property's potential. With demand for housing continuing across the Sunshine Coast and Nambour recognised as an important growth area, opportunities combining an existing home, two lots and medium-density zoning are increasingly difficult to find.

- Three bedrooms, two bathrooms, undercover parking
- Bright and breezy open-plan living area
- Ultra-modern kitchen, freshly painted throughout
- Front patio and rear entertainment deck
- Quiet leafy street with outlook over Currie Park
- Close to shopping centres, hospitals, schools, and transport

Make no mistake – this Sunshine Coast property is a must-see. Circumstances dictate an immediate sale, so interested buyers are encouraged to act quickly. Nambour continues to be identified as a key growth corridor, offering strong development potential and convenient access to the wider Sunshine Coast lifestyle.

With beaches, hinterland attractions, rail transport, hospitals, schools, and shopping all close by, this property represents a rare chance to secure a prime investment in one of the region’s most promising locations.

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.