







TWO BLOCKS FOR THE PRICE OF ONE – LOTS 130 AND 131

Take advantage of this exceptional investment opportunity on the Sunshine Coast and secure not one, but two blocks for the price of one. This dual block property, located at 4 Bundarra Street, offers the perfect chance for developers to capitalize on the Queensland Government's focus on increased housing and higher density. Situated in the Medium Density Residential Zone, 4 Bundarra Street presents a unique proposition that every developer dreams of. By investing in this property, you have the potential to split it into two housing lots or develop small units, aligning with the growing demand for housing in the area.

As any experienced investor knows, the location of a property is paramount, and this one certainly ticks that box. Within minutes, you'll find yourself close to the finest schools on the Sunshine Coast, modern shopping centers, and even within walking distance to the Nambour rail link. Furthermore, the golden beaches of Maroochydore are just a short 25-minute drive away, ensuring a convenient coastal lifestyle. In terms of size, the total land area measures 810m2, with lots 130 and 131 individually measuring 405m2 each. The house embodies the classic Nambour architectural style, featuring a modern kitchen, polished hardwood floors, and air-conditioning. The property is occupied by excellent tenants who pay $600 per week, offering immediate rental income until December 2023.

• Three bedrooms, two bathrooms, undercover parking

3 2 1 810m2

Price	SOLD for $665,000
Property Type	Residential
Property ID	6135
Land Area	810 m2

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

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

• Bright and breezy open-plan living area

• Ultra-modern kitchen, freshly painted throughout

• Front patio, rear entertainment deck

• Quiet leafy street, beautiful outlook over Currie Park

• Close to shopping centres, hospitals, and the Sunshine Coasts Best Schools

Make no mistake – this Sunshine Coast home is an absolute must-see! Circumstances dictate an urgent sale of this property, so it is highly recommended to act swiftly. Property analysts have identified the Sunshine Coast as Queensland's next hot growth area. While southeast Queensland is already renowned as one of Australia's most desirable places to live, the southeast corner of the country is primed for the next surge in population. The Sunshine Coast, particularly Nambour, is positioned as the growth corridor with significant development potential.

Nambour, with its population of over 80,000 spread across 6% of the Sunshine Coast, offers investors exceptional lifestyle opportunities. Whether it's a twenty-minute drive to the stunning beaches of Caloundra or Maroochydore, a thirty-minute journey to Noosa, or exploring the Hinterland wine regions within twenty minutes, this town serves as the epicenter of burgeoning tourism activities. Nambour is the first stop on the Sunshine Coast Hinterland tourist drive, further enhancing its appeal. Do not miss out on the chance to own this prime investment property on the Sunshine Coast. The time to act is now, as this region's potential for growth and profitability is unprecedented. Don't hesitate to visit this property early this Saturday to secure your future in the thriving Sunshine Coast market.

This property wil be sold – All offers are welcome!

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