



DEVELOPER/INVESTOR ALERT - 1017m2 Medium Density Allotment

With land and housing in huge demand, here is a great opportunity for a developer or investor to secure this property with a great tenant in place and to add to the excitement, it is zoned "Medium Density" enabling you to either sub-divide, build townhouses/units (STCA) or simply land bank for future development. It really is a WIN/WIN!!

Nestled on a large 1017m2 corner lot in the heart of Nambour is this exciting opportunity to take advantage of the current demand. The shops, cafes and services of the town centre are only minutes away and you are close to public transport and the local hospital.

You could choose to enjoy this property as a set-and-forget addition to your investment portfolio or tap into the demand for land in this thriving locale and sub-

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1,017 m2

Price SOLD for
\$550,000

Property Type Residential

Property ID 89

Land Area 1,017 m2

Agent Details

Kelly Rowling - 0437 443 013

Dan Rowling - 0421 456 776

Office Details

Rowling & Co Property

divide the current block (STCA). Plans have already been drawn up for a three-block subdivision offering a 357sqm and a 318sqm block set either side of the existing home which would enjoy a 343sqm lot. You could live in the home while you discuss your plans with council or continue to enjoy the instant return on your investment. The choice is all yours.

Currently, a beautiful Queenslander is set on the block with a wonderful tenant in place paying \$470 per week. The home offers four bedrooms and two bathrooms, plus a large living room, a great verandah and a light-filled kitchen with a free-standing 900mm gas cooktop. High ceilings, timber floors and air-conditioning ensure comfort and character making this a home that will never be short on tenants.

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.