

That's an error.

That's all we know.

















Sold



9 James Street, Nambour



### RENTING AT \$385 P/W THE NUMBERS STACK UP!

This classic Nambour home is located in the central commercial hub and is zoned Town Centre Frame. This zoning opens a huge range of investment possibilities from running your business at home to commercial redevelopment potential down the track. A large 809m<sup>2</sup> corner block set on 2 titles, and therefore adding a duplex site to the list of potential options. Walking distance to major shopping centres, schools and transport.

- 3 bedroom plus study, sleep-out, modern kitchen and bathroom
- Rear balcony with views, large 809m<sup>2</sup> fully fenced block
- Hardwood timber flooring throughout
- Located in central Nambour, close to Schools, Shops and transport
- Zoning is Town Centre Frame – offering a range of investment options
- Excellent tenants in place paying \$385 per week

Circumstances have forced an immediate sale of this unique property and the owner's instructions are clear - all offer are welcome and will be considered. Put this one on the top of your list for Saturday.

*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.*

3 1 2 809 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1529
<b>Land Area</b>	809 m <sup>2</sup>

#### AGENT DETAILS

Stephen Colasimone - 0413 416 952

#### OFFICE DETAILS

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