

Sold



27 Blackall Terrace, Nambour



## MILK THE CASH COW NOW; RENOVATE (OR MAYBE EVEN "DETONATE") LATER!

Hot Property alert!!! Be sure to grab out your calculator and do the maths on this one, and you'll be sure to find out that whoever snaps this one up could be sitting on the proverbial goldmine!

A worthy addition (or starter) for your property portfolio, this rare find in the heart of town comprises a larger-than-average home sitting on a massive 840 sqm block; where you're only a short stroll to the shops; train; medical precinct; schools; parks and walkways; the pool, and so much that the "sleeping giant" of Nambour can offer. It surely screams out "Potential" ... with a Capital "P"!!!

Currently utilised as 2 individual, self-contained "flats"; with each one generating a steady income stream (plus plenty of scope to increase the present returns), the Queenslander-style character dwelling is liveable 'as is'; and has good, long-term tenants already in place.

However it is the future potential for the site that arguably presents the greatest "win" for the astute buyer; particularly one who's primed and in a position to move swiftly, thereby looking to capitalise on the great opportunity that has now presented itself.

Significant redevelopment of some nearby sites are now in the pipeline; ensuring that your investment in this terrific "land holding" seems sure to

6 3 2 840 m2

Price	SOLD
Property Type	Residential
Property ID	2254
Land Area	840 m2

### AGENT DETAILS

Anthony Jeffress - 0414 911 621

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



reap its new owner a handsome dividend; but in the meantime you can sit back and enjoy a high yield, low risk return for your investment dollars.

For those who may be looking to hold on to the property for the future, the property is probably well suited to a "tradie" or someone who is handy on the tools; who can decide when and how you might want to tackle the home as a project.

Whatever your aims, circumstances now dictate that the property is being offered well below previous market expectations; and with a site of this size and in this location expected to possibly be suitable for between 4 to 6 units (S.T.C.A), it's sure makes great financial sense to run the ruler carefully over this one!

Opportunities to inspect are somewhat limited, but make no mistake: Time is of the essence with this sale... Be sure to call me today so we can discuss your options, before the opportunity passes you by...

Anthony Jeffress

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