

That's an error.

That's all we know.



















22 Sydney St, Nambour



**UNDER CONTRACT - THE BEST RENTAL INVESTMENT ON THE SUNSHINE COAST**

With a rental income of \$1000 per week, this Sunshine Coast duplex is ideal for investors looking to make a long-term investment. The position is unbeatable. It is in the very heart of Nambour, yet at the end of a peaceful, little cul-de-sac with no through traffic. Situated right next door to a highly sought-after primary school and literally within walking distance to absolutely everything Nambour has to offer. From the moment you walk through the door, you can feel all the love, sweat and hard work that has been put into restoring this classic home to its original character and glory. This property offers a Council zoning of 'mixed housing', which makes its future residential development opportunities simply outstanding.

This duplex has had a complete makeover. Everything is fresh, new, and clean, a fresh coat of paint, and newly polished floors of stunning 80-year-old Brush Box timber. There is a brand new air conditioner and brand new carpet throughout. The duplex is within walking distance from major bus stops and many shops and cafes. Nambour's vibrant new town centre has seen the rise of the café culture, first-class restaurants, and unique shopping centres. According to property analysts, the Sunshine Coast is the next hot growth area in Queensland. The growth potential comes from Nambour, with the best development opportunities already identifiable.

- Unit 1 - Five bedrooms, two bathrooms plus office
- Unit 2 - Three bedrooms, two bathrooms plus study
- Rental returns total \$1050 per week
- 809m2 block Zoned medium density
- No flooding overlays – high and dry
- Just a five-minute walk to Nambour train station
- Each unit offers a beautiful residence to live, rental income from the other
- Huge shed separate from dwellings, potential 3 dwelling subject to council

Medium Density Residential Zoning: The purpose of the Medium Density Residential zone code is to provide for low and medium density residential activities generally in a low-rise format, predominantly comprising multi-unit residential uses predominately for permanent residents supported by community activities and small-scale services and facilities that cater for

8 4 4 809 m2

**Price** SOLD for \$810,000  
**Property Type** Residential  
**Property ID** 5176  
**Land Area** 809 m2

**AGENT DETAILS**

Stephen Colasimone - 0413 416 952

**OFFICE DETAILS**

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



residents. A significant opportunity exists here for the astute buyer wanting to buy into a solid investment in the very sought-after location of the Sunshine Coast.

With over 80,000 people spread over 6% of the Sunshine Coast, Nambour offers excellent lifestyle opportunities for investors. Just a 30 minute drive to the magnificent beaches of Caloundra or Maroochydore, 30 minutes to Noosa, 20 minutes to the Hinterland wine regions and under an hour to Brisbane CBD (100 km), underscores the potential of this town at the hub of developing tourism activities. Nambour is the first stop on the Sunshine Coast Hinterland tourist drive.

The owner has issued clear instructions; this property will be sold. All offers prior to Auction day will be considered. Put this one at 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.*