

Sold



36 Webster Rd, Nambour



Dual living

Perfect for a multi-generational family home, live in one side and use the other for your teenagers, adult kids, the in laws or the Grandparents. Just pick your favourites!

This home has been purpose built as two detached self-contained 2 bedroom pods. It represents a rare opportunity to live in one side and rent the other where the estimated income of \$360-\$400per week might just cover your mortgage payment.

- Configured as one split-level home on a single title
- Each pod has 2 bedrooms, a living room and bathroom
- Kitchen/kitchenette with laundry facilities
- Very central, just 1km to shopping centres, hospital and transport hubs
- Separately metered water and electricity, individual gas hot water
- Not able to be rented to 2 separate tenants in its current configuration
- A unique opportunity to add some value – Must be sold!

It's so hard to get into the housing market in the current high demand environment, with prices threatening to move beyond some home buyer's means. A shared living home may be just the solution you are looking for. Maybe parents living on one side and adult kids on the other, together but with some privacy and separation. Maybe live on

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Price	SOLD
Property Type	Residential
Property ID	1407
Land Area	657 m2

Agent Details

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one side and keep the other for Air BnB, or a permanent tenant, bound to be popular so close to the hospital, the Coast and the Hinterland.

The two pods are of equivalent size and similar layout. One is currently vacant while the other is currently rented on a periodic lease.

Independent rental appraisals suggest a rental price of \$360-\$400 per week for one 2 bedroom side of the house.

Nambour is experiencing a very high level of buyer interest, one of the more affordable suburbs on the Sunshine Coast it is a super convenient stepping off point for pretty much every direction. Within 20 minutes you can reach the beach, airport, hinterland, medical facilities, Sunshine Coast University and teaching hospitals plus plentiful entertainment and dining options.

There is plenty of potential left to realise in this property given its central location and the very specific set of accommodation needs it has been designed to meet.

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