

Sold



177 Nambour Mapleton Rd, Burnside



## Development Opportunity - Solid Brick Home - 1019m<sup>2</sup> on 2 Lots

This property is under contract, please contact the agent should you wish to be contacted with similar listings.

What a cracker of an opportunity for anyone with an appetite for an investment or a small lot development. Situated on 1019m<sup>2</sup> block on 2 lots just 3.5km from the transport, health and shopping hubs of Nambour. Much of the hard work has been completed with a DA (Development Approval) for an easement driveway to service a potential rear block and also for a secondary dwelling - or stand alone duplex - supporting documents are available to re-instate the approval.

- 1019m<sup>2</sup> block on 2 lots with one title and a 32m frontage
- DA in place for an easement driveway to access the rear lot
- Documentation for a potential rear block and secondary dwelling
- Solid 2 storey brick home with 3 bedrooms and 1 bathroom
- Polished timber floors throughout, new carpet in bedrooms
- Under house garaging for 2 cars plus room for storage or a workshop
- Solid equity uplift even if just subdividing a 2nd block
- Rentvest - a home plus build a secondary or free standing duplex
- Currently tenanted until November 2024 - returning \$515 per week

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<b>Price</b>	SOLD for \$720,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1583
<b>Land Area</b>	1,019 m <sup>2</sup>
<b>Floor Area</b>	120 m <sup>2</sup>

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
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The house presents in great condition having been recently repainted and carpets were replaced in the last month. The 2 storey brick home features polished timber floors and a lovely bright open plan living area. The kitchen is basic but functional and in good condition with an upright stove and plenty of room for fridges and extra pantry space. The 3 bedrooms are well proportioned and have brand new charcoal coloured carpet.

There are internal stairs leading downstairs, providing ample space to garage two cars in addition to storage and workshop space.

### **Current Development Approval**

There is a current DA for an easement driveway to provide access to a potential. Measuring 1019m<sup>2</sup> the block is currently on 2 lots with potential for a subdivision into 2 lots, or the addition of a secondary dwelling or duplex with the more affordable strata titling option. STCA

### **Engineered Site and Building Plans**

- The following documents are available:
- Site plans and soil tests
- Building plans for a high set 3 bedroom secondary dwelling
- Documentation to support final BA and DA application

The property is currently tenanted, returning \$515 a week with a fresh rental appraisal pending.

Burnside is just over 3km from the centre of Nambour with its major medical facilities, shopping centres train and bus transit centres. Conveniently located for access to the business and shopping hubs of the Coast, the domestic airport, some of Australia's best surf beaches, the iconic Sunshine Coast Hinterland townships of Mapleton, Montville and Maleny and beyond.

Ticking all the boxes for an investment the property has:

- Plenty of upside
- Close to Shopping Centres both local and larger facilities
- Close to Schools, private and public, primary and secondary
- Close to Medical Facilities

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