

107 Eumundi Noosa Road, Noosaville, Qld 4566



House For Sale

Friday, 3 May 2024

107 Eumundi Noosa Road, Noosaville, Qld 4566

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 718 m2

Type: House



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IMMEDIATE SALE

Situated on a substantial 718m² lot zoned "Medium Density Residential", this property in the heart of Noosaville offers a unique blend of immediate usability, developability and huge potential for capital growth. The residence, the professional suite's and the self-contained apartment are all surrounded by lush established gardens and mature trees. Each of these also has their own private entrance providing an abundance of use options and making this this opportunity truly unique. Ideally suited to investors, work-from-home business owners and occupiers with extended families, or those who want to live comfortably with an additional income or two, this property has an incredible list of headline features that includes:

- Capturing on the "Medium Density Residential" zoning, work from home business and other commercial activities are acceptable (under Council guidelines).
- Further to this zoning, a complete redevelopment into townhomes is also code assessable - enquire on this advert for a full list of code assessable development options.
- The main residence has a large floor-area bursting with endless opportunities. Upstairs features high ceilings, spacious bedrooms, hardwood floors and a covered balcony for outdoor entertaining as well as two renovated bathrooms, kitchen, dining and sunroom.
- Meanwhile, the professional suite/s on the lower level is currently an open plan space having been used for many years as a clothing manufacturing business. The space can easily be retrofitted to accommodate many professions/trades. There is currently a small kitchenette, powder room and space for a bathroom. Additionally, being legal height the area would be perfect if additional bedrooms were required.
- The self-contained apartment at the rear of the property with car park and separate entrance offers multiple possibilities as a rental property or as a guest house for friends or family. Internally you'll find a large, open plan living area, renovated bathroom with laundry taps, functional kitchen, huge studio-come-bedroom with it's own access to a private oasis of fruit trees and garden beds.
- The property also boasts ample parking solutions, including a large double carport, front parking space and multiple tandem off-street parking spaces.
- For investors who want a buy-and-hold, the potential rental return for the entire property borders on being neutrally geared making it an incredibly rare opportunity for a land-hold on medium density residential. But it's not just the headline features that will impress; the location is outstanding too. Noosa hospital is just 300m away, and further medical specialists, chemist and non-medical amenities are within 100m. The local Lutheran College is just a few steps away, and other major amenities including shopping centers, library, walking tracks and the Noosa River are all within a short stroll, allowing residents to enjoy the recreational and leisure activities available with a large range of dining options, including restaurants, bars, and cafes. Additionally, all spaces are air-conditioned and the property has solar installed for efficient living. The main entrance off Eumundi Noosa Road is securely closed in by a motorised gate and the home has been painted throughout with many new and updated fixtures and fittings making it ready for its new owners to move in (or rent out!) and enjoy. Finding blocks on "Medium Density Residential" is already rare and is expected to become even more so over time. Secure your future with this strategic investment or create your ideal home in the heart of the Noosa Biosphere. Contact Sam McFarland today for more detailed information on rates, rental appraisal, the code assessable options for Medium Density Residential zoning and much more.