

**17 Marjorie Street, Mooloolaba, Qld 4557**

**Block Of Units For Sale**

Thursday, 16 November 2023

**TOWN**

17 Marjorie Street, Mooloolaba, Qld 4557

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 506 m2**

**Type: Block Of Units**



JAMIE VIBERT  
0434624155



BREE BELLHOUSE  
0448165489

## FOR SALE

Located just 400-metres to the beach is this dual level triplex block of three units on a prime 506m<sup>2</sup> development site, zoned Medium Density Residential. All currently tenanted, offering a holding income whilst land-banking or planning to build/develop. The building is of solid brick veneer construction and comprises: 2 x two-bedroom, one-bathroom and 1 x three-bedroom, one-bathroom unit with air-conditioning. All have security screens, ceiling fans, and a balcony; and each has a single lock-up garage. With zoning allowing for a townhouse style development (or units) with a 12-metre height limit; there is potential to rebuild and further maximise space, opportunity, income, and resale value – particularly if developer strata's each residence. The site is deep in length and elevated at street/entry level and is fenced at side and rear. The tenancy agreements expire in March/April 2024, allowing for vacancy (if ready to commence building) – or relet and capitalise on this tight rental market in this in-demand beachside suburb, one of the Sunshine Coast's most sought-after. From here it's a short walk to the beach, Mooloolaba Esplanade dining, local primary school, and the scenic boardwalk linking Alexandra Headland to Mooloolaba; access to Buderim Avenue is quick and easy connecting you to the Sunshine Motorway within minutes. The Sunshine Coast is experiencing strong population growth, amongst the nation's highest, with no sign of abating; and Mooloolaba is one of the market's most consistent performers in terms of capital growth and popularity from renters, owner-occupiers, and investors. Only 10 minutes to the new, vibrant SunCentral in Maroochydore – the nation's largest greenfield CBD development, 15 minutes to the airport, and less than 20 minutes to major hospitals – the location is gold, and the future couldn't look brighter. Summary of Features: - Double storey triplex on 506m<sup>2</sup> site - Zoned medium density residential - Clear development opportunity - All tenanted until March/April 2024 - Existing building not strata-titled - 400m to the beach, 600m to Esplanade - Rebuild to maximise income potential - Suit investors, developers, land bankers