

28 Blackall Tce, Nambour, Qld 4560

House For Sale

Wednesday, 29 May 2024



28 Blackall Tce, Nambour, Qld 4560

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1012 m2

Type: House



Stephen Colasimone

Auction

Investors and builders take note: this property offers over 1012m² of Medium Density land, complete with a classic four-bedroom Nambour original home. While the house requires some renovation, the potential rewards make it well worth the effort. Bring your toolbox and paintbrush to breathe new life into this charming residence and reap the financial benefits of a successful renovation. In addition to the main house, there is a self-contained flat downstairs and the shed has been fully converted into a livable dwelling, providing comfortable accommodation during the renovation process. This feature allows you to reside on-site while you transform the property, adding convenience and efficiency to your project. If land is your primary interest, this sizable block offers numerous redevelopment options. Whether you envision a new home, a duplex site, or a townhouse development, this property provides the space and flexibility to realize your plans. Situated in the hotspot area of Nambour, this property is one of the best investment opportunities on the Sunshine Coast. Located just minutes from both Nambour Hospital and new facilities, this property sits in one of the fastest-growing population zones in Queensland. This prime location presents a once-in-a-lifetime opportunity to build a property portfolio that offers secure annual rental income. The property's proximity to Nambour's public and private hospitals makes it a rock-solid rental investment, as Queensland Health staff are always seeking convenient accommodation. Just two minutes from Nambour's CBD and 20 minutes from Maroochydore's golden beaches, this property is ideally positioned in the heart of Nambour's medical precinct. The famous Nambour café culture is within walking distance, offering a vibrant and convenient lifestyle. This property provides a perfect combination of style, proximity, and affordability, making it an ideal first home or investment opportunity. Whether you are an experienced investor or a first-time homebuyer, this property offers significant potential for growth and income. Don't miss out on this unique chance to secure a prime piece of real estate in one of Queensland's most sought-after areas. - Over 1012m² of Medium Density land in Nambour.- Includes a classic four-bedroom home needing renovation.- Potential for high financial rewards post-renovation.- Self-contained flat downstairs and a livable shed for on-site accommodation during renovation.- Ideal for residing on-site while renovating for added convenience and efficiency.- Sizable block with numerous redevelopment options: new home, duplex site, or townhouse development.- Located in a hotspot area of Nambour, a prime investment opportunity on the Sunshine Coast.- Minutes from Nambour Hospital and new facilities, in a fast-growing population zone in Queensland.- Just two minutes from Nambour's CBD and 20 minutes from Maroochydore's beaches.- Positioned in Nambour's medical precinct, close to hospitals and amenities.- Walking distance to Nambour's café culture and vibrant lifestyle.- Prime real estate opportunity in a sought-after area of Queensland.

https://maps.scc.qld.gov.au/sitereport/index.html?report=da_public&address=28+Blackall+Tce+NAMBOUR&lotplan=&otaddress= The Medium Density Residential Zone on the Sunshine Coast is designed to support a variety of residential and community activities, ensuring sustainable urban development. This zone permits a range of residential activities, including dual occupancy, dwelling houses, dwelling units, multiple dwellings, relocatable home parks, residential care facilities, retirement facilities, rooming accommodations, and short-term accommodations. Each type of development within this zone must comply with specific assessment benchmarks and requirements. For residential activities, dual occupancies and dwelling houses are accepted developments, subject to their respective codes. Dwelling units, multiple dwellings, relocatable home parks, residential care facilities, retirement facilities, rooming accommodations, and short-term accommodations require code assessment and must adhere to the Medium Density Residential Zone Code, the applicable local plan code, and other prescribed development codes. Business activities such as home-based businesses and sales offices are generally accepted developments, with specific requirements for different types of activities. Shops, particularly corner stores, and community care centers require code assessment, while other uses might necessitate impact assessment. Property Code: 10758