

**3 Eric Street, Nambour, Qld 4560**

**Sold House**

Tuesday, 15 August 2023



3 Eric Street, Nambour, Qld 4560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 769 m2**

**Type: House**



Fiona Read

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Simon Read

**\$588,000**

Attention all discerning buyers! Don't miss out on this exceptional opportunity to secure a high-yield rental property with incredible development potential on the captivating Sunshine Coast. This affordable entry-level home is perfect for families and offers a generously sized, flat backyard that's ideal for children, pets, boats, caravans, or even the possibility of adding a second dwelling (subject to council approval). With its timeless design, boasting well-lit rooms, lofty ceilings, and charming tongue and groove walls, this property exudes both character and untapped potential. Located in the heart of Nambour, this property enjoys a convenient proximity to amenities and effortless access to the Bruce Highway, making it an ideal investment opportunity. The Sunshine Coast is widely renowned as one of the most desirable places to live, and the region is poised for significant population growth. Nambour, in particular, presents tremendous development prospects and offers an enviable lifestyle for savvy investors. Within a short drive, you'll find stunning beaches, the Sunshine Coast airport, delightful Hinterland wine regions, as well as excellent schools and sporting facilities, making it an unbeatable location.

**Worth Features We See:-** A large, elevated 769m<sup>2</sup> block in a high-demand area with Medium density residential zone, presenting excellent potential for investors- The classic Nambour home exudes character with its high ceilings and beautiful timber features, adding to its charm- Its convenient location offers easy access to nearby schools, hospitals, the train station, sporting facilities, parklands, shops, cafes, and the Bruce Highway (M1)- The Maroochydore CBD and pristine beaches are less than a 20-minute drive away, while Nambour CBD and the train station are just a short stroll away- This property is expected to achieve rental returns ranging from \$610 to \$630 per week, making it an attractive investment opportunity- Additional features include ceiling fans, a dishwasher, and three split air conditioning systems, ensuring comfortable living- The main bedroom features a spacious ensuite that has recently been renovated- Ample storage space is available with a separate lock-up garage for added convenience

Don't miss out on this fantastic buying opportunity to invest in the sought-after Sunshine Coast location. Act now and reap the rewards! Contact us to arrange a private viewing.