

32 Mount Pleasant Road, Nambour, Qld 4560

AMBER WERCHON

Sold House

Thursday, 9 May 2024

32 Mount Pleasant Road, Nambour, Qld 4560

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1133 m2

Type: House



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Contact agent

Amber Werchon Property presents to the market 32 Mount Pleasant Road, Nambour. Location Location Location- You simply cannot get a better position so close to town, savvy investors will be delighted with the 1133m² allotment, zoned medium density residential. Welcome to 32 Mount Pleasant Road, offered for the very first time. Owned by the same family since 1945, the home had its history in Mapleton, serving the local community as the butcher's shop and residence. Bought down the hill to where it pleasantly resides today in its breezy, elevated position at the front of the block on the high side of the street, overlooking the distant sunny hillside surrounds that Nambour is known for. Make no mistake, this 2 bedroom, post war cottage needs TLC, however will make a fabulous new home once renovated, offering many original features. Options abound. Let your creative juices flow. For the family, extend/renovate the existing dwelling or build behind it. Take your pick and add a pool, man shed (that will be the envy of your friends), deck or vege garden. Why not add them all, with room left over, to complete your vision of a makeover superbly combining modern and old world features. For the investor, rent out or live in the existing 2 bedroom dwelling whilst you build at the back of the block. Either way, you'll be reaping the rewards for years to come. There is also the possibility of sub-dividing the block (STSC). The existing dwelling has a rental appraisal for approximately \$650 per week. These sorts of allotments in the center of town are rare so don't delay as you will miss out on a fantastic opportunity where your capital growth is assured. Be part of Nambour's small town charm whilst enjoying its proximity to key Sunshine Coast hinterland towns. With commencement of the first stage of construction on the Nambour Place Revitalization due at the end of the year, its growth, affordability and popularity is unquestionable as Nambour is on the list of first home buyers and investors alike, it is currently seeing the biggest real estate boom in its history. Minutes to town, drive to schools, local shops, CBD and train station. And only 20 minutes to Sunshine Coast Airport, Beaches and Brisbane itself is less than 90 minutes away. Do not delay as savvy investors will likely see good value here. Call Marni Sweedman or Rudi du Preez for more information.