

# 4 Centaur Street, Caloundra, Qld 4551

## House For Sale

Tuesday, 28 May 2024



4 Centaur Street, Caloundra, Qld 4551

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 567 m2**

**Type: House**



Yianni J. Mooney  
0420300977

## Auction

Yianni Mooney Property proudly presents to the market 4 Centaur Street, Caloundra. Instructions are clear – vendors say sell now. Very rarely does this type of affordable residential development opportunity with existing strong income come to the market. There is no doubt that smart money will invest in this prime opportunity and further capitalise on existing multiple tenant income, reducing risk and maximising returns. Look no further than this consolidated property in arguably one of the most sought-after locations in southeast Queensland. Caloundra is fast becoming the area of choice for developers and investors in search of prime properties to land bank, while enjoying fantastic rental yields and is continually experiencing rapid gentrification. This rare opportunity is perfect for a number of strategies. This site offers 567sqm with a building height limit of 25m\* to capitalise on further water views already from some areas of the property and with the idyllic Major Centre Zoning provision, this prime parcel allows for a potential development apartment build (STCA). Utilise the existing building as residential or add a commercial occupant. Maybe rent all three residences out, live in one and rent the remaining two, let out individually for strong Airbnb income, lease any of these spaces, or eventually redevelop. Also suit business end user. The possibilities are endless. This purchase is ideal for self-managed super funds, or those looking to develop further, upgrade or renovate and improve on strong current rental yields, adding real property value. The first floor provides a current configuration of three bedrooms, two bathrooms, each with shower and toilet, separate laundry, full kitchen, living area and two balconies – one balcony is a huge 10.2x8.2m flowing conveniently out from the main living area. The lower floor accommodates two separate residences. One is one bedroom, one bathroom, full kitchen with living area and balcony. The third potential residence comprises a potential three bedroom, lounge and multipurpose room, and this area is yet to be completed – a blank canvas, easy to add your own style to this space. On-site parking is available on both sides and would cater for a minimum of four car parks in total, with the potential of drive through parking. Centrally situated in Caloundra's CBD precinct and just mere streets from the Caloundra Shopping Centre proposed expansion, which currently includes Kmart and Coles, this location is a short stroll to schools, pristine beaches, CBD, parks, cafés and with the nearby Sunshine Coast University Hospital. Future planned development of the surrounding Health Precinct, strong infrastructure underway and the growth of Caloundra South Urban Development Area, means this property will be highly sought after. Pristine Bulcock Beach, Kings Beach and Golden Beach are all just a short stroll away. The Coastal Pathway connects a huge stretch of coastline in both directions. With its proximity to amenities and transportation hubs, the demand for housing in this area, coupled with the scarcity of available land, presents as a unique opportunity for astute investors to meet the needs of a growing population. This flexibility allows developers to cater to different market segments and maximize the potential return on investment - the perfect environment to capitalise on this land bank opportunity for the future, ensuring long-term value. With the continued price growth forecast, this seaside precinct is fast becoming the area of choice for those in search of prime properties to land bank while enjoying fantastic rental yields. A premium addition to any investment portfolio. What we love about the property: - Caloundra CBD holding - 567sqm - Major Centre Zoning - Three potential spaces - residential, commercial or Airbnb - High income stream - immediate cashflow - Potential further development - prime central location - Reside in one area - let out the remaining - Land bank - watch the value grow in this sought-after suburb - Solid opportunity for investors, developers - Immediate strong returns - Short stroll to trendy cafes, cosmopolitan restaurants - Easy access to CBD shopping precinct, all local amenities - Moments' walk to pristine Bulcock Beach and family playgrounds - 15 minutes\* to the Sunshine Coast University Hospital - 25 minutes\* to the Sunshine Coast Airport - 60 minutes\* to Brisbane International Airport. Should you require any further information, please call Yianni on 0420 300 977 AUCTION - On-site Thursday 4 July at 4.00pm\* approximately. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.