

7-9 Tamper Street, Nambour, Qld 4560



House For Sale

Friday, 3 November 2023

7-9 Tamper Street, Nambour, Qld 4560

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 810 m2

Type: House



Scott Walters
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Jai Barber
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Offers Over \$689,000

This is an exciting opportunity for an investor or developer looking to capitalise on the potential of this prime location. Situated over two titles for a total of 810m² in the 'Major Centre' development zone of Nambour, this property offers an exciting opportunity. With easy access to public transport, local amenities, the city centre, an unmetered 20+ space car park around the corner, this property is ideal for a range of projects. With hardwood timber floor, soaring 2.7m ceilings, massive bedrooms, two bathrooms and extensive under-house storage, this beautiful home is ripe for an investor/landlord, or even as a budget fixer-upper for a first home buyer. The roof has recently been replaced with new insulation! The residence on is currently tenanted at \$560pw until July 2024, making it a great option for investors, developers, or owner occupiers with the rent offering the ability to carry costs. MAJOR CENTRE ZONE DEVELOPMENT ZONE The major centre zone covers land intended for a large collection of shopping, office, community and entertainment activities. Major centres are likely to be located with, or close to, transport hubs. Development that could be expected in this zone includes very large shopping centres, department stores, variety stores, specialty shops, cafes, restaurants, offices, specialised health services and cinema complexes. This zone may also include residential development, for example apartments above shops and offices. Buildings in this zone may be quite tall. With the right vision and planning, this property could become one of the many exciting moving parts of the gentrification of the area. Don't miss out on this great opportunity. • Rented at \$560 • Water & Sewer Infrastructure on site • Height of Buildings & Structure Overlay - 12 metres • Development Zoned - Major Centre Zone • 2 x 405m² titles • 2-minutes to Nambour Train Station & Nambour CBD • 4-minutes to Nambour Hospital