

# 8 Suller Street, Caloundra, Qld 4551

## Sold Block Of Units

Tuesday, 20 February 2024



8 Suller Street, Caloundra, Qld 4551

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 607 m2**

**Type: Block Of Units**



Yianni J. Mooney

0420300977

**\$1,835,000**

Yianni Mooney Property proudly presents to the market 8 Suller Street, Caloundra. Looking for solid prime holding in an area that is undergoing rapid gentrification? Are you wanting to secure unique residential investment that offers impressive 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. Imagine owning a seaside investment that offers multiple streams of income in an unequalled location, combining the tranquillity of the ocean, central convenience and the vibrance of a true coastal lifestyle. An outstanding opportunity is now on offer to secure this residential investment of three units, conveniently positioned in the heart of this beautiful Sunshine Coast beach suburb. On a rare 607sqm of prime Caloundra site, this Regional Business Centre Zoned parcel, with 18m height build for redevelopment (STCA), is an exceptional opportunity to own a block of units and - you secure not one, but three tenanted units over two separate titles, yielding an exceptional, year in, year out rental return, making it a standout choice for investors looking to secure their financial future. This unit complex offers an immediate steady income stream in a suburb with continued rental demand. "Wondaree" is a small complex of three units - two comprising a configuration of two bedrooms, one bathroom and single lock up car accommodation, and additional car space, and the third providing one bedroom, one bathroom and one lock up car accommodation and additional car space. Occupying a strong land holding, boasting a very central and idyllic street frontage, each residence features comfortable living and dining areas, good sized kitchens, with the added feature of front facing balconies. Additional off-street car parking is also available. Versatility is what sets it apart from other investments. Currently leased, with each long-standing tenancy, generating solid weekly income - sit back and collect a healthy return on investment. With 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. Strong demand for residential dwellings is on the rise, with price growth forecast in this highly sought after suburb to continue. Smart money will invest in this this prime opportunity, with existing multiple tenant income, reducing risk and maximising returns, ideally suiting investors, 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 complex offers flexibility with your investment, if the opportunity arises to sell a unit individually, capitalise on the sale of one and hold the remaining units. These opportunities come up once in a lifetime cycle. A secure and premium addition to any investment portfolio. What we love about the property:- 607sqm over two titles - Regional Business Centre Zoning- Three residential units- Total holding - five bedrooms, three bathrooms- High income stream - immediate cashflow - sound tenants- Potential further development - build to 18m height (STCA)- Prime central location- Land-bank and watch the value grow in this sought-after beachside suburb- Solid opportunity for investors - Immediate strong returns and solid capital growth- 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\* 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.