



## Rare Duplex Land

A rare 803m<sup>2</sup> level block close to the centre of Nambour is being created, very close to the centre of Nambour.

- Zoned Medium Density
- Suitable for self-assessable duplex, dual occupancy or large homesite
- Leafy Backdrop in a new and quiet private laneway
- Retained, compacted and with concrete driveway and landscaping
- Duplex plans fully drafted and costings are available on request
- Projected rental return of \$790-\$810 per week
- Capitalise on the equity increase achieved when building duplexes
- Civil works are being completed, level compacted block ready to build

An adjoining 1136m<sup>2</sup> block is also available for the investor wishing to build a pair of duplexes - outcome 4 separate strata titled dwellings.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$295,000
<b>Property Type</b>	residential
<b>Property ID</b>	92
<b>Land Area</b>	803 m <sup>2</sup>

### Agent Details

Fiona Gregory - 0431 366 364

### Office Details

Sunshine Estate Agents  
The Boarding Office, Suite 5,  
Level 1 80 Currie Street Nambour  
QLD 4560 Australia  
07 5354 6007

