

SOLD



5 Foote Avenue, Buderim



## Blue Chip 825m2 Site: Landbank with Income or Rebuild

This double storey building comprising four flats on a fenced 825m2 block in one of Buderim's leafiest, blue-chip neighbourhoods, has been tightly held for decades, and offers an opportunity to invest in one of the finest residential addresses on top of Buderim Mountain.

Across two levels there are 4 x 2-bedroom, 1-bathroom flats with open plan living, kitchen, and front porch; there is a separate carport at rear with covered parking for one vehicle per flat, as well as onsite parking. The building is under one title.

All flats are rented until March 2024 to long-term tenants, so this could suit an investor seeking a holding income whilst landbanking this coveted site for a future rebuild or to on-sell for profit in coming years in this most desirable of locations...it's money in the bank.

 8  4  4  875 m2

**Price** SOLD for  
\$1,375,000

**Property Type** Residential

**Property ID** 2492

**Land Area** 875 m2

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

code

The site is flat and clearly large enough to build a substantial sized home; it is not (currently) zoned for development, so under the existing town plan, it is a residential site only. Surrounded by some of Buderim's most admired homes on glorious parcels of land, this is a location you cannot overcapitalise in!

Located 'on top' of Buderim, it's just footsteps White's Lookout, a short walk to Wirreanda Park famous for its majestic fig trees and local shops. Buderim CBD is a few minutes' drive, it's less than 10 minutes to beaches, golf, the university, and premium private and public schools; major hospitals, the airport, and Sunshine Plaza are 15 minutes' drive.

Buderim is one of southeast Queensland's most desirable postcodes, one of the most searched suburbs on realestate.com.au and Foote Avenue is arguably its finest address, that never fails to make a favourable impression on all whom meander this tree lined avenue with its gracious homes.

Long-term owners are motivated to sell and offers are invited via tender. Contact Agent to arrange a private inspection or for further information.

- Invest in a prime 825m<sup>2</sup> site on top of Buderim
- Blue-chip leafy street, coveted & much admired
- Block of 4 – 2 x bedroom, 1-bathroom flats
- All rented to long-term tenants to March 2024
- Update to heighten returns, landbank or rebuild
- Short walk to local parks & shops, mins to CBD
- Less than 10 mins to beaches, golf, schools, uni
- Outstanding investment with holding income
- Long-term owners are highly motivated to sell

*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.*