



2 Webster Road, Nambour



## Redevelop, Rebuild, Renovate: 1040m<sup>2</sup>

This flat 1040m<sup>2</sup> block located just a short walk to town, rail, parks, and hospitals is zoned Medium Density Residential offering exceptional potential to redevelop with the possibility of multiple dwellings or dual occupancy/duplex onsite, subject to relevant council approvals.

Currently, there is an existing older-style dwelling onsite comprising three bedrooms, one bathroom, office, sunroom, functional kitchen, open plan living, rear deck, and separate double lock-up garage.

Whilst the home could be renovated, the most likely option in terms of a value-add upside is a new build. The current owner has plans drawn up for a triplex onsite (now lapsed) available for perusal, and another option could be rebuilding/renovating existing home and building a second dwelling/granny flat at the rear of the site.

3 1 1 1,040 m<sup>2</sup>

<b>Price</b>	For Sale
<b>Property Type</b>	Residential
<b>Property ID</b>	2983
<b>Land Area</b>	1,040 m <sup>2</sup>

### Agent Details

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### Office Details

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PROPERTY GROUP

With 20-metre frontage (approximately) the block is a rectangular shape running deep at the sides and backs onto leafy Jubilee parkland and Petrie Creek. Located in an established part of town in a neighbourhood with a mixture of older homes and multiple dwelling developments; it offers outstanding convenience for future residents.

Landbank and rent out for a period of time before on-selling or developing; or purchase today and start planning the next chapter for this substantial sized block, capitalising on the ultra-tight rental market driven by shortage of available and affordable housing.

This is a winning opportunity for a variety of buyers including investors, builders/tradies, and developers. Parcels of land this size so close to town centres are increasingly rare, and with a development-appropriate zoning, this will attract plenty of attention. Is this your next project?

Contact agent for further information in terms of possibilities and previous plans/designs.

- Flat 1040m2 block zoned Medium Density Residential
- Existing older-style 3-bedroom home with DLUG
- Rebuild, reimagine, or redevelop subject to approvals
- Could suit multi-dwelling or dual living development
- Short walk to town, park, rail, hospitals, aquatic centre

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