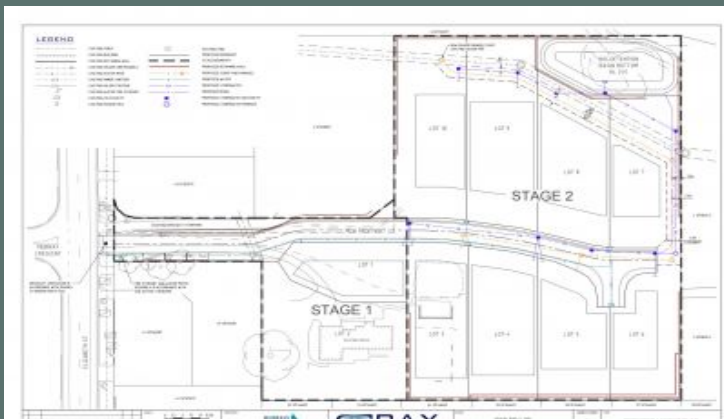


AMBER WERCHON

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65 Elizabeth Street, Nambour

Here is an incredible development opportunity for a 10 lot sub-division with an existing colonial home. The seller has decided to sell it on as he has other plans. There's not much to do to get development approval as the seller has already spent 2 years and lots of money on it. This property is located in a nicer part of Nambour which is less than 4 minutes to Nambour town. This investment is perfect for someone who wants to land bank while they live on the property. It has a huge colonial home jam packed with features. It has 4 bedrooms plus study downstairs, huge kitchen area. 2 Bathrooms, 1 upstairs and 1 downstairs. New living room, huge rumpus room, plus a double car garage including loads of parking. The existing home is perfectly located on one of the lots (see attached plan).



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