

OFF-MARKET



3

BEDROOMS

1

BATHROOM

1

PARKING

Off Market

A high-growth, high-demand property with outstanding upside.

Positioned on a generous **809m² block**, this well-located **3-bedroom home** in central Nambour represents an exceptional investment opportunity in one of the Sunshine Coast's strongest rising markets. With multiple value-add options, strong rental demand, and a proven growth trajectory, this property offers the fundamentals every investor looks for — location, land size, and long-term market momentum.

Capital Growth Strength

This property last sold in **2017 for \$339,000**. In just eight years, Nambour's median house price has surged to **\$804,500**, reflecting the region's rapid transformation and sustained buyer demand. This level of capital growth — more than doubling within one market cycle — signals a suburb moving through a significant uplift phase driven by affordability, improved transport links, and expanding employment hubs.

With Nambour continuing to attract both first-home buyers and investors priced out of coastal suburbs, the demand pressure is expected to remain strong, supporting both future capital gains and consistent rental returns.

Infrastructure & Growth Drivers

Nambour is undergoing a major revitalisation driven by public and private investment. Key infrastructure projects influencing future value include:

- **Nambour Hospital Expansion:** A major upgrade supporting hundreds of healthcare jobs and increased demand for rental accommodation.
- **Town Centre Revitalisation:** Streetscaping, retail upgrades, and redevelopment projects aimed at improving liveability and economic activity.
- **Transport Connectivity Improvements:**
 - Rail duplication projects (Beerburnum–Nambour)
 - Enhanced bus links across the Coast
 - Future upgrades supporting faster access to the Sunshine Coast CBD in Maroochydore

- **Education & Employment Hub:** Proximity to schools, TAFE, and health services attracts long-term tenants, particularly professionals and families.

These projects position Nambour as one of the Coast's most important regional hubs — and a prime location for investors seeking both security and growth.

Why this Property Stands Out

- **Large 809m² block** — increasingly rare this close to town, offering potential for renovation, extension, or long-term redevelopment (STCA)
- **Solid 3-bedroom layout** with scope to modernise and instantly increase rental yield
- **Strong rental demand** fuelled by local workers, hospital staff, and families
- **Central location** close to shops, schools, transport, and health services
- **Affordability advantage** compared to coastal suburbs, providing higher yield potential and lower competition

The Buyer's Advocate Perspective

Properties like 23 Carter Road — generous land size, walkable position, proven price growth, and strong infrastructure surrounding them — are the exact type of assets that outperform over time. With Nambour evolving into a major secondary hub of the Sunshine Coast, investors entering the market now are positioned to benefit from both **future capital appreciation** and robust **rental stability**.