



OPEN FOR INSPECTION

SATURDAY 24th SEPTEMBER 2016

- 10-10:30am Unit 1, 8 Solandra Street, Nambour
- 10:30-11am Unit 2, 8 Solandra Street, Nambour
- 1:15—1:45pm 34 Panorama Drive, Nambour
- 2—2:30pm 588 Nambour Connectin Road, Nambour (access via Kelks Hill Road),

SUNDAY 25th SEPTEMBER 2016

- 10:30-11am Unit 1, 8 Solandra Street, Nambour
- 10:30-11am Unit 2, 8 Solandra Street, Nambour

If you would like an up-to-date opinion on your property or

you are considering moving,

Please don't hesitate to contact our office.

Please Note

Some properties within this booklet are being sold as an auction or without a price and therefore a price guide cannot be provided.

The websites that these properties may appear on, may have filtered the property into a price bracket for website



Property Guide



**Elders Nambour
Shop 6, 186 Currie Street
Nambour Q 4560**

eldersnambour.com.au



Phone: 07 5441 5442

DISCLAIMER: Elders Real Estate takes no responsibility for any errors, omissions or discrepancies, if any, in the enclosed which have been compiled from information supplied to us by the vendor & other sources, & are subject to withdrawal without notice. All maps & areas are approximate only & are given for guidance purposes. This is for promotional purposes only & are not to be relied upon as a guarantee of performance or productivity of the said properties. All intending purchasers should satisfy themselves by inspection and make their own enquiries and investigations about the property and satisfy themselves thereon.



The area now known as Nambour, was first settled in 1870. The town was then called **Petrie's Creek**. In 1890 the Maroochy Divisional Board was established. In 1891, the rail link with Brisbane was completed, and at its opening Petrie's Creek was renamed "Nambour", after the Nambour cattle station. A fire in 1924 destroyed many of the timber buildings along the main street.

Petrie's Creek Post Office opened on 1 June 1888 (a receiving office had been open from 1885, originally known as Carrollo) and was renamed Nambour by 1890. Along the middle of the roadway of Mill, Currie and Howard Streets, a piece of Queensland Rail history is still on display - the Nambour to Cooloolum Tramline.

The Tramline was used to transport passengers and sugar cane in the early 1920s. The Tramline forms part of the Moreton Central Sugar Mill Cane Tramway, The tramway closed at the end of 2001. Much of the track and signal lighting still remains. The town was bypassed by the Bruce Highway on 16 October 1990. This alleviated most of the local traffic congestion.

The Nambour & District Historical Museum, more widely known as the Nambour Museum is located in the centre of town at 18 Mitchell Street. The museum is open to the public every Wednesday and Saturday between 1pm and 4pm. At other times, access may be arranged for group visitors such as retirement villages, schools and tour operators.



POSITIONS VACANT

Sales Professionals Wanted!

You will be an integral addition to the already high performing team. Your passion for the real estate industry will be crucial along with your ability to relate to people from all walks of life. Strong listening skills, negotiation skills, time management and attention to detail are paramount to the success of this role. You will be confident in dealing with domestic and rural customers, offering professional solutions, adding value and ultimately become the "trusted advisor" for their individual needs.

The Successful Applicant

Real Estate License - essential

- Proven sales or customer service experience
- Customer service focused with consultative approach
- Passion for the real estate industry
- Strong desire and the "need" for a six figure income
- High Integrity, forward thinking and collaborative
- Excellent numeracy skills and attention to detail
- Immaculate presentation and very well-articulated
- Self-motivated, excellent organisational skills with a high sense of urgency
- Proactive in generating new business by cold calling, prospecting
- Strong desire to succeed with a "make it happen" attitude

Due to increased sales growth we are seeking expressions of interest from **EXPERIENCED REAL ESTATE SALES PROFESSIONALS** who are furthering their career in Real Estate. Our business is family owned and friendly, collaborative and high energy, working in a supportive fun team environment. Join a highly driven team who supports, celebrates and recognises success.

Call **Peter Flint 0409 263 814** or

email your Resume to - peter.flint@eldersrealestate.com.au



RENTAL INVESTMENT OPPORTUNITY OR BUDGET MODERN 2 BEDROOM VILLA



YANDINA—Units 3 & 6/4 Low St
\$245,000-\$265,000 each

2 **1** **1**

Choice of upstairs or ground level unit in this fabulous complex. Solid rendered block construction. Situated at the high end of a quiet street, close to shops, school, parks, train station and the famous markets.

Upstairs unit with covered balcony and downstairs unit with fenced court-yard. Four visitor parking spaces. Currently generating great rental returns.

Elders Property ID 5115481
Call Steve Miller 0414 780 289



PREMIERE BLI BLI LIFESTYLE ACREAGE WAKE UP TO OCEAN VIEWS !



5 **3** **6**

BLI BLI— 125 ATKINSON ROAD \$885,000

A truly magnificent property!



Boasting 5 bedrooms & 2 spacious living spaces plus large utility/study or 3rd living area. Open plan kitchen/dining/living space with amazingly unique granite kitchen benchtops plus dishwasher, plumbing for fridge, stainless splash back & filtered water. 3 bathrooms including ensuite with spa & 4 toilets. Sky-lit walk in robe to master. Walk in wine cellar & abundant cupboard + ceiling storage. Spacious tiled entry foyer. 4 air-conditioners. An ideal aspect with breathtaking ocean, Mount Coolum & rural views visible through expansive windows almost the entire length of the house. Beautifully polished hardwood floors. Quality LED lighting throughout. Large covered outdoor area complete with 2 fans,+ main bedroom sitting balcony deck. The most enticing pebble-concrete pool with expansive deck area. Fully fenced for your dog with lockable front privacy gates and sensor lights. Man sized approx 12x9m powered shed with wide concreted access, bench, mezzanine and ceiling fan, plus front double carport with firewood storage provision. Elevated at the end of a culdesac to enjoy cooling ocean breezes. 2 large water tanks plus town water. Storm drainage.

Elders Property ID 10333125
Steve Miller 0414 780 289

TOWN CENTRAL CHARMING QUEENSLANDER GREAT YARD



PALMWOODS— 25 Main Street

\$329,000



Just a brief stroll to shops, pub, train station and bus stop. Budget priced home with plenty of yester-year character and great yards both front and rear - fully fenced. 2 decent sized bedrooms plus entry study. Rear elevated deck with lush greenery surrounds. Downstairs storage basement room. Combustion heater. 2 air-conditioners. Near new colorbond roof. Single car lockup plus shed.

Elders Property ID 9684170

Call Steve Miller 0414 780 289



VALUE! MODERN QUEENSLANDER GREAT YARD VIEWS POLISHED FLOORS



PALMWOODS—19 Jubilee Drive

\$379,000

Wonderfully positioned so close to shops, train station and Palmwoods choice dining facilities is this roomy 3 bedroom ensuited high set home. With a smart kitchen equipped with gas cook-top and dishwasher, the spacious open plan living space boasts beautiful polished hardwood timber floors. New carpets in bedrooms – all robed. Front and rear covered decks for entertaining. Entry timber feature door and window. Super yard for the kids to play. Leafy green views. Remote garage and plenty of storage space under, with 2 extra car spaces. Town water plus bonus tank.



**Elders Property ID 10419150
Call Steve Miller 0414 780 289**



Super Starter - Great Investment Opportunity



NAMBOUR—1/8 Solandra Street AUCTION ON SITE SUNDAY 2nd OCTOBER at 11am

2 **1** **1**

Unit 1 is part of a 5 Unit Complex conveniently located close to public transport, schools, shops and hospital. Nambour has seen a big rise in interest with lots of specialty stores and large variety of coffee shops and live music on offer, it really has taken on a whole new look.

Set out over 3 levels with a kitchen/dining area opening onto a fenced rear courtyard. The main bedroom features a large built in wardrobe and is situated on the middle level along with a good sized bathroom, up to the third level is the 2nd bedroom. A single integrated carport adds to the benefits on offer here. For further information or to arrange a private inspection if you can't make the open homes at the weekend call me

Elders Property ID 10218534
Call Stewart Medland 0418 764 252



BIG ON VALUE SOLID HOME FABULOUS YARD BIG POOL VIEWS



3 **1** **2**

NAMBOUR— 81 Carter Road \$425,000

If you are after bang for your buck, then look at this!

Rendered brick home, upstairs with 3 bedrooms, polished hardwood floors, spacious kitchen and dishwasher.

Amazing pebble pool at rear with spa jets and spacious surrounding deck plus bar area with easterly views over town.

Rear stairs down to storage basement currently utilised for extra accommodation, laundry and internal access double garage. 3 air-conditioners and 2 toilets. Front patio. Extra high fences enclosing the wonderful yard with room for many more vehicles, or boat, trailer, caravan and for the kids to play. Bonus water tank.



Elders Property ID 9087141
Call Steve Miller 0414 780 289



ANOTHER SUPER STARTER - GREAT INVESTMENT OPPORTUNITY!



NAMBOUR - 2/8 Solandra Street
AUCTION ON SITE 2nd OCTOBER at 11:30am



Here's an opportunity to get into the property market either as a first time home buyer or as an investment property. Unit 2 is part of a 5 Unit Complex conveniently located close to public transport, schools, shops and hospital. Nambour has seen a big rise in interest with lots of specialty stores and large variety of coffee shops and live music on offer, it really has taken on a whole new look. Set out over 3 levels with a kitchen/ dining area opening onto a fenced rear courtyard. The main bedroom features a large built in wardrobe and is situated on the middle level along with a good sized bathroom, up to the third level is the 2nd bedroom. A single integrated carport adds to the benefits on offer here. For further information or to arrange a private inspection if you can't make the open homes at the weekend call me.



Elders Property ID 10218545
Call Stewart Medland 0418 764 252



STUNNING MODERN HOME- PRIME LOCATION



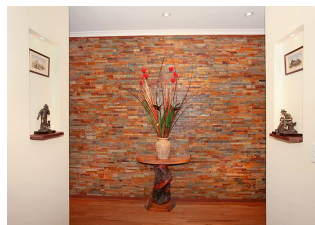
KUREELPA—26-30 Shamley Heath Rd \$649,000

Set high capturing the breezes with an abundance of privacy & stunning skyline panoramas.

This immaculately presented 6 year old home is sure impress and offers:

- Three spacious bedrooms the master with en-suite and extra-large walk in robe.
- Light filled open plan living & dining areas with timber floors throughout
- Central stylish kitchen with breakfast bar, stainless oven, dishwasher and views to inspire you to cook
- Sliding doors providing direct access to large covered deck perfect for al-fresco entertaining and to take in the views and beautiful sunsets

Set on 7468m2 (almost 2 acres), ample water, fully fenced, with triple carport plus garage and workshop.



Elders Property ID: 9485076
Call Louise Taylor 0407 765 002

QUAINT COTTAGE IN SOUGHT AFTER LOCATION

STUNNING OCEAN VIEWS ON ACERAGE



**NAMBOUR– 34 Panorama Drive
Offers Over \$269,000**

A great property for the renovator...

- * Timber floors throughout
- * Combined living and dining
- * 1 bedroom with built-ins
- * Nicely renovated bathroom
- * Private deck with a tropical outlook
- * Large storage room and laundry downstairs.
- * On a private 620m2 block

This home is in a prime location close to shops, schools, hospitals, public transport and just a short drive to the Coasts famous beaches.

3 2 0



Elders Property ID 10424465
Call Louise Taylor 0407 765 002

Vacant Land 5.17ha

**NAMBOUR– 588 Nambour Connection Rd
Access via Kelks Hill Road
AUCTION ON SITE 15th OCTOBER @ 4:30PM**



An outstanding opportunity exists to own this premium acreage property offering:

- Expansive panoramic views to the coast
- North facing aspect with elevated, level building site
- Rural bush setting on a quiet no through road
- 5.17ha - approximately 12.77 acres

Located in a sought after area just moments to the shops, schools, hospitals and public transport and the Coasts famous beaches being only a short drive away.

Elders Property ID: 10379552
Call Louise Taylor 0407 432 002

OUR FRIENDLY SALES TEAM

LOUISE TAYLOR - 0407 765 002

With years of Real Estate experience under her belt, Louise brings a wealth of local knowledge and a successful track record of selling properties in the Nambour area. Following a break from the industry (to make time to pursue a passion for renovating houses), Louise is delighted to have returned to her field of expertise, servicing the hinterland as a part of the dynamic team at Elders Real Estate Nambour. As a resident of the Sunshine Coast, Louise has always held a special interest in the Real Estate industry. She has personally been involved in buying, selling and renovating over a number of years and has developed a keen appreciation of property values and market trends throughout the region.



STEVE MILLER - 0414 780 289

Having worked in the Nambour area for almost 15 years, and having assisted almost 1000 happy home buyers and sellers during that time, I feel that hinterland property is in my blood. I treat every home seller the way I would like to be treated, by minimising unnecessary expenditure. I will also clearly explain the market situation and market forces, so the home seller understands what to expect without any confusion. My hard working, positive, understanding, yet common sense approach has been integral to my long term success in real estate.



PETER FLINT - 0409 263 814

Peter has worked in sales for the past 23 years and is a fully licensed Real Estate Salesperson. He has been involved in many community activities giving him a broad networking base and an understanding of what people are looking for in their community. He prides himself in his ability to treat each client as an individual with individual requirements and expectations.



OUR FRIENDLY SALES TEAM

STEWART MEDLAND—0418 764 252

Stewart has established himself with a proven track record selling local real estate, where integrity, excellent customer service, ability to negotiate great results and attention to detail have created a highly regarded reputation. Having been a Sunshine Coast resident for many years with a long association with Nambour, Hinterland and Range; he has been in local bands & taught guitar and is the perpetual house renovator. Stewart has an extensive network of contacts in both business & social circles and excellent local knowledge. Married with 4 children, all born in Nambour and attended local schools, 2 now at the University of the Sunshine Coast. Stewart has been the winner of multiple awards for Sales & Customer Service at State & National level. Real Estate is the perfect industry for Stewart to combine his ability to offer 5 star service to sellers and buyers and provides the variety and opportunities that he thrives on. Always eager to assist, give him a call to discuss your Real Estate needs.



DEBBIE & ROBERT LUBKE—0421 649 232

Debbie and Robert Lubke are high achieving local Agents who have been marketing and selling properties for over 25 years, both as employed Agents and in their own franchised and independent Offices. Having relocated on to acreage at Perwillowen near Nambour, and with children attending Nambour Christian College and SCU, they have a firm commitment to assisting local Sellers and Buyers with all of their property needs.

Call Debbie and Robert today for expert opinion on how to achieve the top price for your property!

