



## OPEN FOR INSPECTION

SATURDAY 22nd OCTOBER 2016

**1:30—2pm** 169 Coes Creek Road, Coes Creek  
4 bedroom, 1 bathroom, 2 carport

**2:15—2:45** 7 Sue Street, Burnside  
4 bedroom, 2 bathroom, 2 car garage

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



**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.



## Property Guide



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

[eldersnambour.com.au](http://eldersnambour.com.au)



**Phone: 07 5441 5442**



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 Cooloolam 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](mailto: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 !



**BLI BLI— 125 ATKINSON ROAD \$835,000**

A truly magnificent property!

5 3 6

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**

**2** **1** **1**

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



## CLASSIC QUEENSLANDER ON TWO TITLES



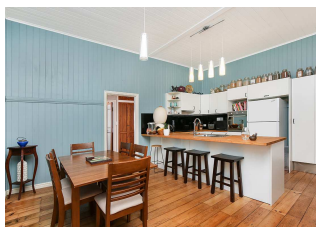
**4** **2** **1**

**NAMBOUR—12 Elizabeth St \$485,000-\$525,000**

This character home exudes charm and warmth throughout and features: 4 bedrooms plus office, the master with a well-designed ensuite, VJ walls, high ceilings and polished timber floors throughout. Stunning kitchen and dining area. Light filled lounge room opening on to the expansive entertaining deck. Sparkling in ground pool. Single lock up garage plus side access to bring in a trailer and caravan. Private, well established yard complete with chicken coop and veggie patch. 832m2 block with plenty of room for children and pets to play. This classic Queenslander is the perfect design for the Queensland lifestyle and climate and can accommodate the needs of all the family from youngest to the oldest with ease.

Elders Property ID 10493464

Call Louise Taylor  
0407 765 002







## Super Starter - Great Investment Opportunity



**NAMBOUR—1/8 Solandra Street \$187,500**



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



**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  
\$185,000**



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



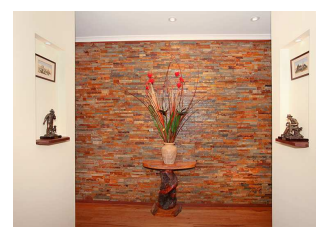
**KUREELPA—26-30 Shamley Heath Rd \$649,000**

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**



**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**

**ENJOY OUTDOOR ENTERTAINING? THIS HOME IS FOR YOU.**



**4** **2** **2**



**BURNSIDE– 7 Sue Street Offers Over \$430,000**

Built for seamless indoor/outdoor living, this solid home is the perfect design for the Queensland lifestyle and climate and will accommodate the needs of all the family.

- Expansive covered entertaining area, which is the hub of the home and features never ending breezes and panoramic views
- 3 spacious bedrooms upstairs, master with walk in robe and en-suite
- Generous kitchen, dishwasher and large pantry
- Light and breezy throughout with polished timber floors

The spacious lower level consists of

- A private music studio or media room
- 4th bedroom or office area with 3rd toilet and laundry
- Massive double lock up garage with extra storage
- Easy care gardens on 728m2

This is a comfortable family home located in a quiet cul de sac with an easy walk to quality schools, shops, parks, public transport.

**Elders Property ID: 10498455  
Call Louise Taylor 0407 432 002**



## HOME FOR THE GROWING FAMILY



### COES CREEK— 169 COES CREEK RD

Offers Over \$380,000

4 1 2

Looking for a family home within walking distance to everything then this one should be on top of the list.

Upstairs the hard work has been completed and offers:

- \* 3 good sized bedrooms, master with air conditioning
- \* Timber floors throughout
- \* Stunning kitchen with stone top benches
- \* Stylish & spacious bathroom & separate toilet
- \* Air con living & dining areas
- \* Private patio

Internal stairs to the lower level, which currently consists of the 4th bedroom and an office area plus large rumpus room and laundry. This lower area has endless possibilities- teenager retreat, extra entertaining area, possible dual living or a great spot to run a business from home.

This solid home has a new roof, solar power and security screens and a private back yard, it ticks all the boxes so call to inspect.

Elders Property ID 10492163

Call Louise Taylor 0407 765 002



## VALUE PLUS LEAFY CUL-DE-SAC LOCATION—SOLID BRICK HOME - HUGE YARD



3 1 2

NAMBOUR - 17 Mayfield Street **SOLD**

ENTERTAINERS VERANDAH SIDE VEHICLE ACCESS

Superb opportunity to tick so many boxes for so little money!

Neat 3 bedroom air-conditioned home, near the high end of a picturesque cul-de-sac, walking distance to town. All bedrooms robed. Serene covered rear entertaining verandah with ideal aspect overlooking the surrounding greenery. Established rock-walled gardens. Wide side asphalted access to enormous rear yard and double carport. Plenty of space for the vehicles and fenced area for a dog. A whopping 1000m2+ allotment. Will not last!



Elders Property ID: 10011966

Call Steve Miller 0414 780 289



## 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.

Peter aims to provide total client satisfaction by providing a professional, accurate and honest service. To do his job well Peter will "go the extra mile" when it comes to the marketing and successful sale of his clients' property

## 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!

