



**ELDERS. SELL
WITH EXPERIENCE**

When you rent, buy or sell a home with Elders Real Estate, you're tapping into more than a hundred years of experience. That's year upon year of refining everything we do - and why the Elders experience is a better experience.

Contact your local Elders agent today.

Experience. **Elders** Real Estate

HOME

A family (a man, a woman, and a child) is shown in a modern, bright interior space, likely a home, with the man kneeling and the child sitting on a chair.

ELDERS NAMBOUR

Shop 6, 186 Currie Street

Nambour Qld 4560

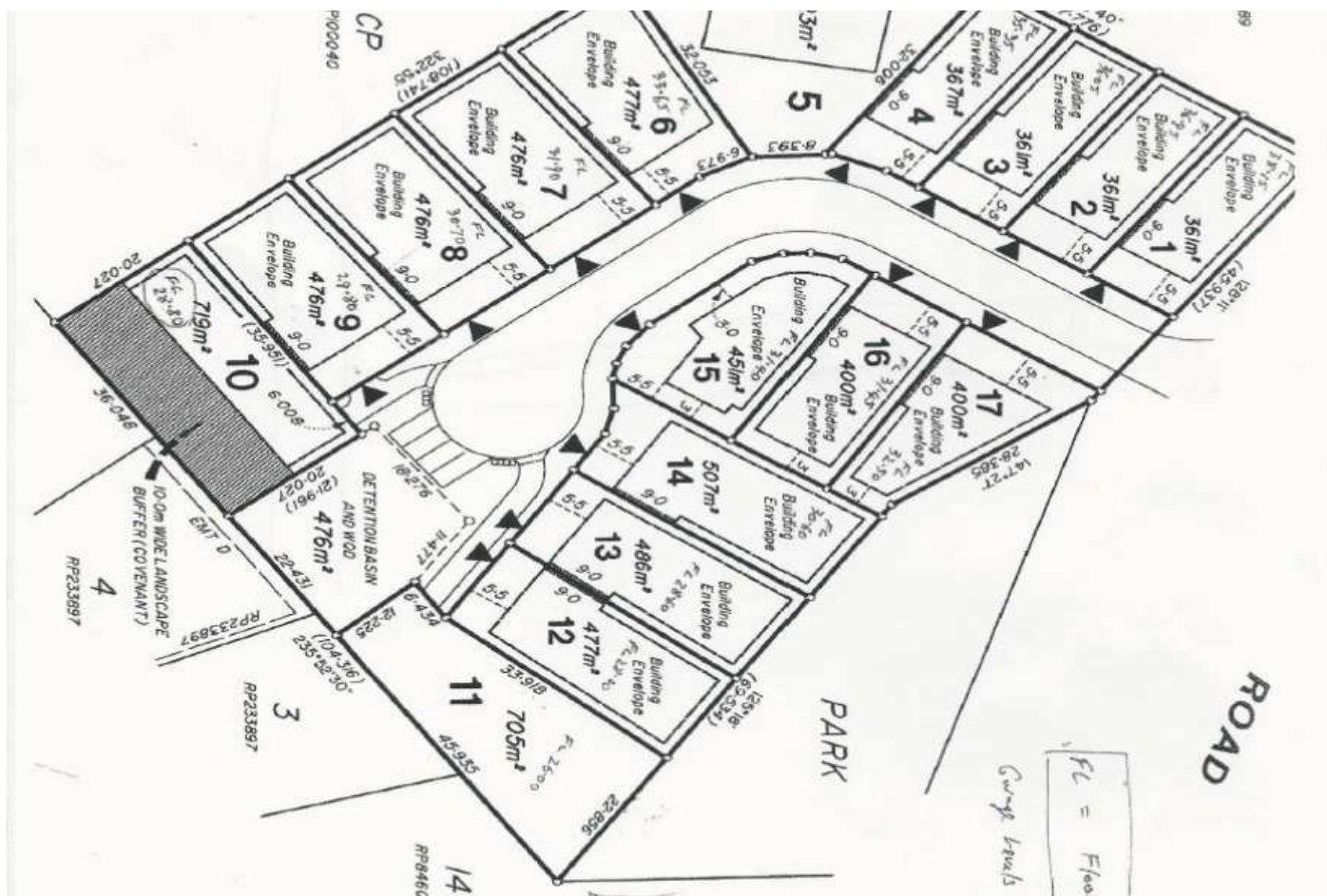
07 5441 5442

eldersnambour.com.au



Like us on
Facebook

<https://www.facebook.com/>



82 Caloundra Road, Little Mountain

Contact—Jake Calvi 0434 260 425

Resort style living at its finest! Live in, or profit from. Why pay a fortune for holidays year after year, when you can have your very own piece of resort style paradise on the beautiful Sunshine Coast.

This property is perfectly positioned with only a short walk to the pristine beaches of Mudjimba, and only a 2 minute walk to the nearby shopping village, which has a doctor's surgery, a hairdresser, restaurants and a school.

This 3 bedroom Townhouse is situated in a pet friendly, gated and secured Pacific Paradise Resort. It is newly renovated with brand new carpets, kitchen appliances and stone bench tops throughout.

The open planned design allows the modern kitchen to flow through the combined dining and lounge area that overlooks the peaceful canal where you can relax with family and friends. The upstairs master bedroom also has views of the canal from your own private balcony, so you can get away and enjoy the peace and tranquillity away from it all.

ELDERS ID: 16973106





35 151/153 Mudjimba Beach Rd, Mudjimba

Offers over \$475,000

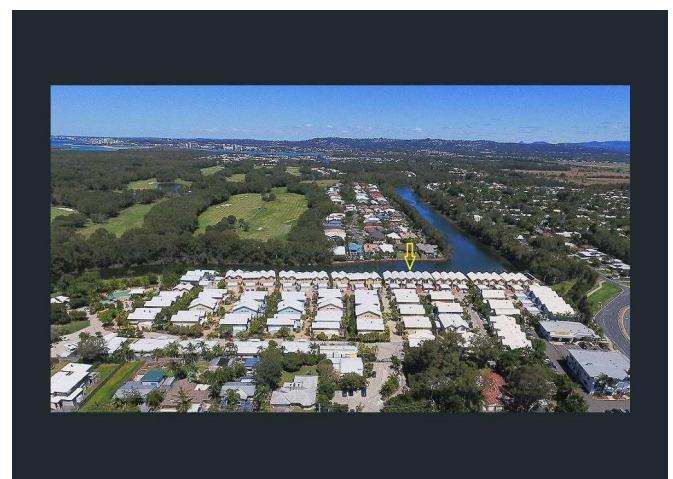
Resort style living at its finest! Live in, or profit from excellent rental returns!

- Main bedroom has a large ensuite with spa bath.
- Second bathroom upstairs and a separate powder room downstairs.
- Secure and private patio overlooking the canal.
- Resort tennis court, swimming pool and golf putting green.
- On-site restaurant and communal barbeque area.
- Management team on-site, plus a guest reception.
- Lock-up garage with ample storage cupboards and extra parking.

Please call today to book an inspection to suit you.

ELDERS ID: 16974086

Jake Calvi—0434 260 425





42 Gaylard Road, Image Flat

\$690,000

This low set brick home is set in a quiet and peaceful location and offers:

- *3 bedrooms with built-ins, 2 way bathroom.
- *Well-appointed kitchen with spacious dining & lounge.
- *Study nook and play area.
- *Ceiling fans, air-conditioning and fireplace for those cool winter nights.
- *Tidy laundry with second toilet.
- *Covered entertainment area overlooking the sparkling in-ground pool with magic views all the way to the Coast.
- *Together with a double garage, cubby house for the kids and a massive 4 bay shed for dad.
- *This property on over 1 acre represents excellent value.

If you are seeking that peaceful rural lifestyle, within minutes to all conveniences, then this property is a must to inspect.

ELDERS ID: 17265330

Louise Taylor—0407 765 002





22 Mount Pleasant Road, Nambour

Auction - Sunday 2nd July 2017

*On a whopping 1,133m², offering the new purchaser a multitude of possibilities.

*To the rear of the block is a 3 bedroom dwelling, with high ceilings, open plan living and dining, spacious kitchen with a classic stove.

*If you want to try your hand at developing, then this is a fantastic opportunity that you won't want to pass up.

*The block is in an established area, nicely located with an easy walk to shops, schools, and public transport and with the Coast's famous Beaches just a short drive away. This property is being sold as an auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

ELDERS ID: 17141425

Louise Taylor: 0407 765 002





67 Erbacker Road, Nambour

\$470000

This brand new home ticks all the boxes with a modern interior that is functional and practical.

*4 nice sized bedrooms, the main with en-suite and walk-in robe.

*Light filled kitchen with dishwasher, ample cupboards and super-sized bench.

*Air-conditioned, open plan living and meals area opening on to the undercover alfresco.

*Separate lounge or media room.

*Large double garage with internal access.

*On an easy care 600m2 block that is fully fenced with side access.

*This home is in a great location with easy access to shops, schools and public transport, with the Coast's Famous beaches just a short drive away.

ELDERS ID: 17230761

Louise Taylor: 0407 765 002





38 Court Road, Nambour

Auction - Sunday 2nd July 2017

This charming highset Queenslander is oozing with character and it's in a prime location:

- *Extra high ceilings, VJ walls and polished timber floors.
- *2 Nice sized bedrooms with additional full length enclosed sleep-out.
- *Spacious kitchen adjoins dining and comfy lounge area.
- *Quirky bathroom and separate toilet
- *Large laundry with ample storage underneath the home
- *Located on a level, low maintenance 602m2 block, with ample room for a shed, pool or just a great area for the kids to play.
- *Given this properties location it would make a great investment for all buyers.

This property is being sold as an auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

ELDERS ID: 17102815

Louise Taylor: 0407 765002





LARGE NEAT FAMILY HOME ELEVATED CULDESAC LEAFY NORTHERLY ASPECT ABUNDANT STORAGE SECURE YARD

2 Jane Court, Nambour
\$395,000

Perched high in the heights of Nambour .

- 4 robed bedrooms, 2 bathrooms
- 2 generous living spaces and dining area
- 3 air conditioners
- Recently renovate bathroom & laundry
- Plenty of lockable storage space downstairs
- Double tandem garaging
- Fenced, flat yard
- Covered outdoor deck adjoining upstairs living area with fabulous views.
- Super neat tenant in place.



ELDERS ID: 11082908

STEVE MILLER: 0414 780 289





AMAZING !
TRIPLE LEVEL TIMBER MANSE
SO CLOSE TO BUDERIM VILLAGE
OCEAN VIEWS

17 Parle Crescent, Buderim
Offers Over \$799,000

- 5 bedrooms, 3 bathrooms
- Environmentally consciously built
- Large internal spa
- Many living options on 3 levels
- Coloured glass features
- Combustion heater
- Wrap around verandas
- Exquisite tropical garden
- Double carport—3 water tanks



ELDERS ID: 7298980

STEVE MILLER: 0414 780 289





Modern family home that will cater your needs

- Large 4 bedroom home
- Short drive to University of Sunshine Coast & beaches of Mooloolaba
- Set in a family orientated neighbourhood close to schools
- Modern style kitchen overlooking, dining, lounge and outdoor patio
- Land Area 450 m2
- 2 Bathrooms & Double Garage

ELDERS PROPERTY ID :11755673

Jake Calvi: 0434 260 425

6 PEPPERMINT CRESCENT, SIPPY
DOWNS
\$465,000





39 PRINGLE ROAD, ROSE-MOUNT

Offer over \$450,000

Scenic View with all the Extras

- 1970's home sitting on 1,305m²
- 3 bedrooms situated upstairs and the master opening out onto the north facing veranda
- Newly renovated bathroom & toilet.
- Downstairs consists of 1 bedroom, toilet & shower with an open plan bar, poolroom that can easily be converted into dual living
- Security system, 3,000L water tank, 350L water tank for gardens, small greenhouse, fruit trees and an additional detached garage.



ELDERS ID: 11297037
JAKE CALVI: 0434260425





RENTAL INVESTMENT OPPORTUNITY OR BUDGET MODERN 2 BEDROOM VILLA

Units 3 and 6/4 Low S, Yandina
\$245000—\$260,000 each

- 2 bedrooms, one bathroom
- Choice of upstairs or ground level unit
- Solid rendered block construction
- Situated at high end of street
- Close to shops, school, parks, train station
- Upstairs unit with covered balcony
- Downstairs unit with fenced courtyard
- Currently generating great rental returns

ELDERS ID: 5115481

JAKE CALVI: 0434 260 425





26-30 Shamley Heath Rd, Kureelpa
Open to offers

STUNNING MODERN HOME- PRIME LOCATION

- 3 spacious bedrooms
- Master with ensuite & extra large walk in robe
- Open plan living and dining
- Timber floors throughout
- Large covered deck with views
- 7468m2 land, ample water, fully fenced
- Triple carport + garage and workshop

ELDERS PROPERTY ID: 9485076

LOUISE TAYLOR: 0407 765 002





**BIG ON VALUE * SOLID HOME *
FABULOUS YARD * BIG POOL *
VIEWS**

**81 Carter Rd, Nambour
\$369,000**

- 5 bedrooms—2 spacious living areas
- Large utility/study or 3rd living area
- Open plan living, dishwasher, plumbing for fridge, stainless splash back & filtered water
- 3 bathrooms including ensuite with spa
- Sky lite walk in robe, abundance storage
- Walk in cellar, ceiling storage, polished floors
- Large covered outdoor area with fans
- Pebble concrete pool with deck, 12x9m powered shed, double front carport, firewood storage, 2 large water tanks + town water



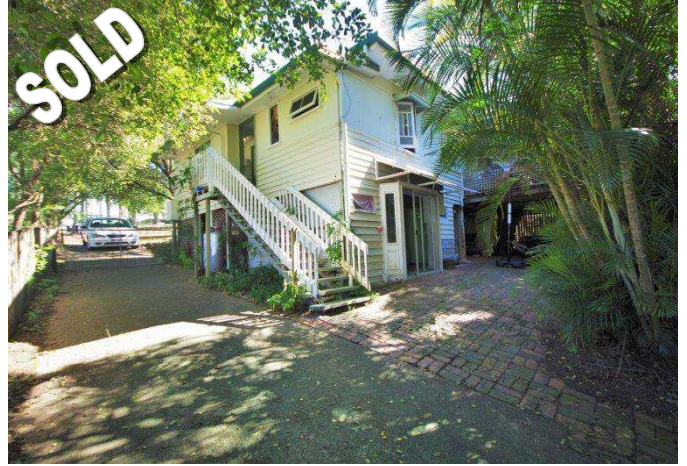
ELDERS ID: 10333125
STEVE MILLER: 0414 780 289



RECENTLY SOLD



1 Bambaroo Close, Nambour



25 Main Street, Palmwoods



19 Washington Street, Nambour



39 Imagination Drive, Nambour



7 Killarney Crescent, Nambour



18 Solandra St, Nambour

Open Homes

22 Mount Pleasant Road, Nambour

Saturday 24/06/17 - between 2.45 - 3.15pm

38 Court Road, Nambour

Saturday 24/06/17 - between 2.00 - 2.30pm

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 functionality purposes.



DISCLAIMER: Elders Real Estate takes no responsibility for any errors, omissions or discrepancies, if any, in the enclosed which have been compile from information supplied to us by the vendor and other sources and are subject to withdrawal without notice. All maps and areas are approximate only and are given for guidance purposes. This is for promotional purposes only and 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 enquires and investigations about the property and satisfy themselves thereon.