



**SOLD**

## UNIQUE INVESTMENT IN KULUIN

Kuluin is an in-demand suburb on the Sunshine Coast due to its proximity to beaches, shopping, industry and transport corridors. Families love the area as it is well serviced by quality schools, many within walking distance of home. Quality brick and weatherboard homes are prevalent with larger blocks than many of the newer suburbs on the coast.

294 Main Road looks, from the curb, to be a typical solid brick home in this suburb. However, below the surface there is more than meets the eye. This is an investment opportunity unrivalled in the area. The property actually consists of two 3 bedroom, 2 bathroom, 2 garage homes and one has, in addition, a separate self contained accommodation on the ground floor.

There are many options for the prospective buyer. Rent out all three and benefit from a market rental potential of approximately \$1,600 per week, achieving a sound return on capital for an individual looking to expand their investment portfolio or a super fund looking to secure a regular income. If you are looking to enter the investment property market this would be an ideal start.

Alternatively, this could be an ideal option for the extended family with distinct living areas for multiple generations to enjoy.

The property is built from solid double brick and positioned on 1,000 m<sup>2</sup> of elevated land with views towards the South over Buderim. The design has strong appeal in a market short of multi-tenant accommodation.

While sound in structure there is definite scope for improvement. On the outside, some simple maintenance will future proof the property, while internally there is opportunity to update to a more modern style. If you have been looking for your next project, this one has real upside potential.

Think quick because this will garner plenty of interest from buyers in a market with few of these types of properties available.

Call Stephen today to arrange for a private inspection.

**7 BED | 5 BATH | 4 CAR**

**PRICE:**  
**\$1,280,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Stephen Sahlqvist**  
**0458201361**  
ssahlqvist@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 294 Main Road Kuluin

**TOTAL: 306 m<sup>2</sup>**

BELOW GROUND: 69 m<sup>2</sup>, FLOOR 2: 237 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 78 m<sup>2</sup>, PATIO: 80 m<sup>2</sup>, PORCH: 10 m<sup>2</sup>,  
SHED: 3 m<sup>2</sup>, COVERED PATIO: 52 m<sup>2</sup>

**Disclaimer:**

This is a basic artist's impression of the property's layout and flow. The floorplan is for illustrative purposes only. Real View and/or the listing agent are not liable for any discrepancies in measurements or details. Builders, renovators, and other parties are advised to conduct their own due diligence to verify measurements and any other relevant information.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.