



## Eumundi, 123 Memorial Drive

High on Eumundi Hill - First Time Offered in over 70 years

This church building, elevated on Memorial Drive just north of Eumundi's CBD and approximately 300 meters from the bustling Eumundi Markets, presents a unique and versatile opportunity. The building's position near the eastern and southern boundaries allows for potential expansions or modifications to the existing structures to the west or north (subject to the Sunshine Coast council approval).

The main building spans approximately 161 sqm and includes a small kitchen, an east-facing entry foyer, and a second foyer to the west.

The interior comprises a large meeting room, two spacious rear rooms suitable for various purposes-one of which was likely used as a Sunday school-and a smaller meeting room that opens to the rear yard and toilet facilities via a small staircase. The toilet facilities are located separately, with individual male and female cubicles.

### For Sale

Expressions of Interest Closing 22 Nov 2024 at 4pm

### Building Area

240sqm

### Contact

**Mike Stewart**

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**David C Smith**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Sunshine Coast**  
(07) 5409 4888



### Key Features:

\*Constructed from locally milled Australian hardwood timbers, the building showcases raw timber-lined walls and ceilings, complemented by polished hardwood floors.

\*Expansive windows on all sides enhance natural light and ventilation, optimizing the building's elevated position.

\*A stained-glass window in the front entry portico serves as a captivating focal point, casting vibrant light throughout the space for much of the day.

Currently functioning as an educational facility, the property offers a range of potential uses (subject to Sunshine Coast Council approval). Whether continuing its current role, exploring limited commercial opportunities, or converting it into a residential space, this property provides a flexible canvas for the next owner's vision.

The property is being offered for sale for the first time in over 70 years and your inspection by appointment is invited.

Expressions of Interest Close 22 November 2024 at 4pm.

Under instructions from Receivers and Managers.

All distances, property and land sizes are approximate.

For further information and access to the Due Diligence room please contact Mike Stewart or David C Smith from LJ Hooker Commercial Sunshine Coast.

## More About this Property

Property ID	B9HZK
Property Type	Offices
Building Area	240 m <sup>2</sup>
Land Area	1040 m <sup>2</sup>

### Mike Stewart 0418 717 361

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### David C Smith 0412 712 680

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