

Sold



17 Marsalis Street, Sippy Downs



FAMILY-FRIENDLY IN EVERY SENSE...

This immaculate family home in a wonderful neighbourhood just a short stroll to two local parks, offers easy care living in close proximity to the Sunshine Coast's education hub with university, public and independent schools, sporting facilities, and retail centres.

Across a single level, the home comprises four bedrooms, two bathrooms, spacious open plan living and dining flowing to north-east facing covered patio, modern kitchen, separate laundry, and double lock up garage on a pristine, fully fenced 525m2 block.

Meticulously maintained by long-term owners, features include: split system air-conditioning in living and master, ceiling fans, stainless steel appliances, tiled flooring in living, carpets in bedrooms, separate shower and bath in main bathroom, 5kW solar power, gas hot water, small garden shed, and rainwater tank.

All rooms of the house are generous in size, there's plenty of storage

 4  2  3  525 m2

Price	SOLD
Property Type	Residential
Property ID	1411
Land Area	525 m2

AGENT DETAILS

Matt Glynn - 0404 315 066

OFFICE DETAILS

Code Property Group
9/15 Nicklin Way Minyama, QLD,
4575 Australia
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throughout, and there really is nothing needing to be spent - it's perfect to just move straight into, or rent out and enjoy attractive returns and high occupancy levels.

The garden is low maintenance, extremely child and pet-friendly and there is room to put in a pool or build a shed, if desired. With a prized north-east aspect at rear, you will just love relaxing and entertaining alfresco on the patio, all year around...watch the kids kick a footy while you put your feet up with a drink of choice.

Located less than five minutes' walk to either Albany Lake Park or Beethoven Circuit park - the kids can cycle or walk to the park and soak up fresh air and sunshine with kids from the neighbourhood.

All Sippy Downs extensive amenities are just a short drive, access to both the Sunshine and Bruce Highways is quick and easy, and Mooloolaba Beach is a 12-minute drive. You can fully embrace the complete Sunshine Coast lifestyle from here, conveniently close to everything. Same owner since built in 2008 - now it is ready and waiting for its next owners to call their own...the welcome mat is out, come inside!

- Immaculate family home on 525m2
- Quality neighbourhood close to parks
- 4 bedrooms, 2 bathrooms
- Open plan living, modern kitchen
- North-east facing alfresco patio
- DLUG with internal & yard access
- A/C in living & master, ceiling fans
- 5kW solar power, gas hot water
- Fully fenced easy-care yard
- Short drive to schools, shops, uni
- Easy access to motorways
- Invest in the 'knowledge precinct'

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