

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

 4  2  3  525 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1411
<b>Land Area</b>	525 m2

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

tank.

All rooms of the house are generous in size, there's plenty of storage 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 525m<sup>2</sup>
- 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'

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*