

SOLD



22 Birchgrove Street, Sippy Downs



## Invest in Family-Friendly Living!

This immaculate home offers easy-care family living opposite treed reserve, just a short drive to major amenities including quality schools, the university, shopping centre, and 15 minutes to Mooloolaba Beach - conveniently located so you can embrace an enviable Sunshine Coast lifestyle relatively quickly and effortlessly.

Across a single level facilitating low maintenance, functional living for all ages and stages of life; the home comprises four bedrooms, two bathrooms, open plan living and dining, central kitchen, east-facing covered alfresco entertaining, separate laundry with external access, and double lock up garage on a 381m<sup>2</sup> block with a fenced child and pet-friendly backyard.

Split system air-conditioning, ceiling fans, stainless steel appliances, gas cooktop, tiled splashback, separate shower and bath in main bathroom, roll-down cafes style blinds on patio,

 3  2  2  381 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1449
<b>Land Area</b>	381 m <sup>2</sup>

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

and lock up garden shed; are features of note.

Presentation is pristine and there is no money needing to be spent; this is a great lifestyle home for the busy modern family, trying to achieve a healthy work/life balance...today's buyers have a strong appetite for low maintenance living, and this truly lovely home nails it.

With natural parkland opposite - privacy is maximised, noise is minimised, and outlook is protected. A family-friendly neighbourhood, you and the children will make new friends, and there will be many great times ahead. There is a fabulous park in Creekside drive, just a short stroll with children's playground, covered picnic tables, communal BBQ, and masses of space for a game of cricket or footy!

Original owner has taken excellent care of this property, and has made a firm decision to sell, giving you the opportunity to make it yours. Welcome to the easy life!

- Immaculate home opposite treed reserve
- 4 bedrooms, 2 bathrooms, open plan living
- East-facing covered alfresco patio
- Central kitchen with stainless steel appliances
- DLUG, fenced 381m2 easy-care block
- Air-conditioning, ceiling fans, garden shed
- Walk to local park & children's playground
- Short drive to university, schools, shops
- 15-minutes' drive to Mooloolaba Beach
- First time to market - WILL sell quickly!

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