

Sold

Shopping Village

Sienna College

Chancellor State

University

17 Dorian Crescent, Sippy Downs



EFFORTLESS LIVING IN POPULAR SIPPY!

This well presented home in a quiet Sippy Downs street, within walking distance to local parks and playgrounds, offers effortless living in the Sunshine Coast's prime education precinct - just a short drive to university, schools, shops, and sporting facilities.

A solid rendered brick and tile lowset home on a fenced 460m2 block with gated side access to bring in a boat/caravan; it comprises three bedrooms, two bathrooms, central kitchen, expansive open plan living and dining, north-facing covered alfresco patio, plus double lock up garage with laundry.

Brand new carpet in bedrooms and near-new timber-look tiled flooring in living/kitchen/ bathrooms are features of the home, along with: ducted air-conditioning, ceiling fans, security screens, separate bath and shower in main bathroom, stainless steel appliances, and lock-up garden shed.

 3  2  2  460 m2

Price	SOLD
Property Type	Residential
Property ID	1467
Land Area	460 m2

AGENT DETAILS

Matt Glynn - 0404 315 066

OFFICE DETAILS

Code Property Group
9/15 Nicklin Way Minyama, QLD,
4575 Australia
07 5438 3444



Light filled throughout with good ventilation to circulate cooling breezes; this is a comfortable home all year around, cool in summer and warm in winter, with the air-conditioning there when needed!

The garden is child and pet-friendly, fully fenced, and yes, there is room for a pool! Requiring minimal maintenance inside and out, when you are at home, you can relax on the patio with a drink or two in peace and quiet...and those weekend family BBQ's will be something to look forward to.

With quick easy access to Claymore Road connecting you to the motorway; Mooloolaba Beach is only a 13-minute drive, Sunshine Plaza 20-minutes, 15-minutes to the Sunshine Coast University Hospitals - all the attractions as well as essentials are so close to home.

This would make a delightful first home for entry level buyers in a welcoming neighbourhood; likewise, could also suit investors and downsizers.

- Effortless living inside & out
- 3 bedrooms, 2 bathrooms
- Central kitchen, open plan living
- North facing covered patio
- Double lockup garage + gated side access
- Ducted A/C + ceiling fans
- New carpet in bedrooms
- Near-new timber-look tiles
- Fully fenced 460m2 block
- Great yard for kids & pets
- Walk to skate park & lakes
- Close to schools, uni, shops
- Quick easy access to motorway

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.