



## 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 460m<sup>2</sup> 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 460m<sup>2</sup>

**Price** SOLD  
**Property Type** Residential  
**Property ID** 1467  
**Land Area** 460 m<sup>2</sup>

### Agent Details

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### Office Details

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**code**  
 PROPERTY GROUP

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 460m<sup>2</sup> block
- Great yard for kids & pets
- Walk to skate park & lakes
- Close to schools, uni, shops
- Quick easy access to motorway

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