

SOLD



9 Windermere Way, Sippy Downs



## Could it Get Any Easier? Seriously!

Invest in the heart of the Sunshine Coast's prime education hub in close proximity to the university, quality private and public schools, and just 12 minutes' drive to Mooloolaba Beach...this is literally location, location, location PLUS super family-friendly!

This immaculate single level home comprises four bedrooms, two bathrooms, two separate living areas, central kitchen, north facing alfresco entertaining overlooking sparkling pool, separate laundry, and double lock up garage plus side access on a fenced low maintenance 450m<sup>2</sup> block.

Easy-care tiled flooring in living zones, air-conditioning in main living, ceiling fans throughout, carpet in bedrooms, separate shower and bath in main bathroom, security screens, stainless steel appliances, and generous storage; are features that enhance liveability, comfort, and appeal.

 4  2  2  451 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1507
<b>Land Area</b>	451 m <sup>2</sup>

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

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

**code**  
PROPERTY GROUP

Designed to embrace effortless, easy-care living that consistently drives the appetite of today's buyers - whether owner-occupiers or investors; this is a home that minimises chores and maximises leisure time...and in this glorious lifestyle region with stunning beaches, a lush, mountainous hinterland and a world-class choice of shopping and dining - this is how we like it!

Located in a quiet, family-friendly neighbourhood within walking distance to lakes, parks, educational and sporting facilities; plus quick easy access to major transport routes connecting to Sunshine Motorway and Chancellor Park shopping - everything you could want or need is within a 5-20 minute proximity including the multibillion dollar Oceanside Hospital precinct.

Investor owner is highly motivated to sell, and the Sunshine Coast market is moving quickly with masses of enquiry not just from local buyers but interstate; and properties have been snapped up sight-unseen from buyers across the nation, particularly Victoria.

Time is of the essence - this is vacant and ready to rent out immediately or move straight into. Buy today and you could be toasting the good life by the pool at Christmas with fresh Mooloolaba prawns and lashings of bubbles!

- Invest in family-friendly education hub
- 4 bedrooms, 2 bathrooms, 2 living areas
- North facing alfresco patio overlooking pool
- Modern kitchen with stainless steel appliances
- Easy-care fenced 450m<sup>2</sup> child friendly block
- Low maintenance inside & out - effortless
- Walk to local parks, lakes, schools, university
- Quick easy access to major arterial routes
- 12 minutes' drive to Mooloolaba Beach
- Investor owner ready to sign contract today!

*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.*