

Sold



11 Magellan Cres, Sippy Downs



## FRESHLY REFURBISHED 4-BEDROOM HOME IN SERENE SURROUNDINGS NEAR EATON PARK AND CENTRAL SIPPY DOWNS

Emma from Blue Moon Property proudly presents 11 Magellan Crescent to the vibrant Sippy Downs property market.

Welcome to your new sanctuary! This newly painted and refurbished 4-bedroom home offers the perfect blend of modern convenience and natural beauty. Located in the serene and green surroundings near Eaton Park and central Sippy Downs, this home is ideal for families seeking comfort, security, and style.

### \*\*Key Features:\*\*

- **\*\*Newly Painted & Refurbished:\*\*** This home has been thoughtfully updated with fresh paint and new carpet, ensuring a contemporary and inviting living space.

- **\*\*Ducted Air Conditioning:\*\*** Enjoy year-round comfort with ducted air conditioning throughout the entire home.

🚗 4 🏠 2 🚗 2 📏 450 m<sup>2</sup>

Price SOLD for \$930,000  
Property Type Residential  
Property ID 10881  
Land Area 450 m<sup>2</sup>  
Floor Area 220 m<sup>2</sup>

### AGENT DETAILS

Emma Miles - 0424517064

### OFFICE DETAILS

Maroochydore  
SHOP 5/110 Aerodrome Road  
Maroochydore, QLD, 4558  
Australia  
0754456500



- **Fiber-Fast NBN:** Stay connected with high-speed fiber-fast NBN, perfect for work, streaming, and online activities.
- **Side Access:** Convenient side access is available for a small boat or trailer, providing extra storage and flexibility for your outdoor adventures.
- **Tool Shed:** A dedicated tool shed offers ample space for all your gardening and DIY projects.
- **Lit Attic Access:** The slide door leads to a well-lit attic, offering additional storage space or a cozy hideaway.
- **Enhanced Lighting & Power:** Extra lights, fans, and power points are installed throughout the home for added convenience and functionality.
- **Home Security:** Feel secure with security cameras around the perimeter and security screens on all windows and doors.
- **Energy Efficiency:** The home is equipped with extra bats in the ceiling for superior insulation, enhancing energy efficiency and comfort.
- **Lush Outdoor Setting:** Enjoy the tranquil and green surroundings of your private backyard, perfect for relaxation and family gatherings.
- **Prime Location:** Located near Eaton Park and central Sippy Downs, you'll have easy access to schools, shopping centers, dining options, and recreational facilities.
- **Family-Friendly Community:** Sippy Downs is known for its welcoming community, making it an ideal place to raise a family.

**Don't miss out on this exceptional home that offers modern amenities, security, and a beautiful natural setting.**

Eaton Park packs a lot of facilities into one park. It provides connecting pathways, a playground, netball court, multi-sports field goal and large open grassed area, public toilets, off street parking and natural shade.

For more information or to arrange a viewing, contact Emma from Blue Moon Property on 0424 517 064.

Make this dream home yours and enjoy the ultimate lifestyle of comfort, convenience, and serenity!

*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.*