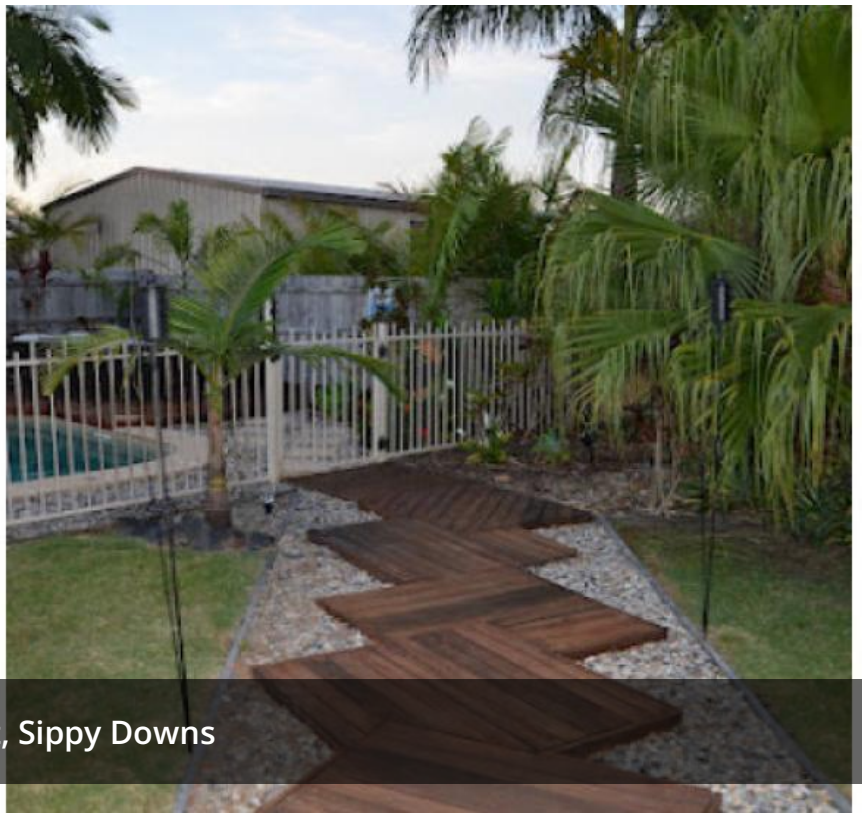
Sold



31 Dorian Crescent, Sippy Downs







BEST VALUE HOME IN THE AREA, PERFECT FOR FAMILY, RETIREES, AND INVESTMENT BUYERS. SELLERS ARE OPEN TO SERIOUS OFFERS

Immaculate inside and out, with beautiful interior decor
4 Queen Bedrooms, 2 bathrooms, 2 living areas, laundry.
Main bedroom, En-suite and Media Room/Parents Retreat to front of house.
3 bedrooms and second bathroom to rear of house.
Large open plan Family area, Large Kitchen & Dining area with Cathedral Ceilings.
Reverse Cycle Air conditioning, Security System, Computer Network, Solar Tinted Windows.
Beautiful Outdoor Area for entertaining.
Excellent sized salt water pool, and room for kids and dog to play. (Room for a Cubby house)
Large block with side access and room for a boat and/or caravan.
Double garage, that can also be used as a games room, and space for two additional vehicles in driveway.
Established tropical garden and small herb/vegetable patch
Garden shed on concrete slab.
(Recent Pool Safety Certificate and Pest Inspection)

Convenience
Walk/ride to University, Schools, Sports facilities, and Sippy Downs Town Centre.

4 2 2

Price	SOLD
Property Type	Residential
Property ID	1200

AGENT DETAILS

Indiana Voss - 0404 155 581

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

Network of bike tracks including to beach and surrounding towns.
Seconds to the Bruce Highway and Sunshine Motorway if commuting to work.
Approximately 8-10 minutes to the Kawana, Mooloolaba and Alexander Headland beaches by car.
Excellent access to public transport across the coast.
Close proximity to future University Hospital in Kawana.

Investment potential
Great investment property. Sippy Downs has one of the highest rent returns on coast due to close proximity to Schools, Sunshine Coast University, and the future University Hospital.
Possible return rate of 6-8% or more using one of these options:
1. Rent Appraisal $515 per week
2. Provide basic furnishings and rent each room individually for $175 to $200 per room
3. Rent rooms or host students through the university host family program for extra income. (Link Below)

University Homestay Network Link Information can be found at:
http://www.homestaynetwork.org/public/usc-fees.

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.