



14 Setonhall Court, Sippy Downs



## CHANCELLOR SCHOOL PRECINCT ON YOUR DOORSTEP

The median rental yield annually for Sippy Downs is \$22,880 ... statistically one of the highest in the South East Queensland area according to recent figures released by the REA Group. Secure your slice of prime investment property today within the Chancellor Schooling precinct and well within your price range.

The streets surrounding Chancellor Park Primary school are very tightly held, and for a good reason. Location .... Location ... Location! Make no mistake, this is hot property and will not be on the market for long. Move in, bring your furniture, your kids and your backyard cricket set with nothing needing to be done to the home for a long time to come. Developers are cutting up blocks of land smaller and smaller each day, but this property boasts a generous 764m2 land size allotment so there is plenty of room to move.

Featuring:

- Spacious bedrooms with en-suite in master
- Two separate living areas
- A big backyard for the kids, with space in abundance to put in an extension from the home or a pool down the track
- Two garage spaces plus valuable side access for the boat or caravan
- Kitchen overlooking the outdoor area, so the chef of the family is not separated from the action
- Short stroll to Chancellor Park Primary School and secondary campus, the award winning University of the Sunshine Coast, and of course the state of the art sporting facilities including the running track, ten lane

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Price	SOLD
Property Type	Residential
Property ID	1553
Land Area	764 m2

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

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



50m Olympic swimming pool and gym all within your reach  
Call Justin Voss on 07 5445 6500 today to arrange your inspection.

*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.*