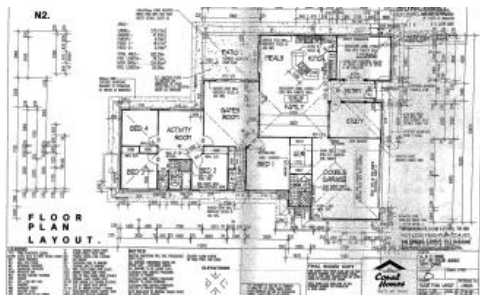


Sold

4 Brook Avenue, Sippy Downs



## 620M2 OF PRIME SIPPY DOWNS REAL ESTATE!

They say good things come in 3's .. here at 4 Brook Avenue you will find that great things come in 4's. This property boasts four separate living areas, four generous bedrooms and is also lucky number four in the street.

The residence has many outstanding features listed below, but we are confident you will be most impressed by the immaculate state of the home. All the hard work has been done here and nothing has been left off the wish list - right down to extra storage cupboards, a separate laundry, ducted air conditioning plus ceiling fans throughout.

Also featuring:

- An oversize double garage
- Large spa in bathroom complete with jets
- Vacumaid installed to assist with cleaning
- Separate study; perfect for a home office or potential fifth bedroom
- Master bedroom with en-suite and large WIR
- Separate laundry (not one squashed in to the garage!)

This property truly does offer the best of both worlds, and the #4556 location does not let the custom built home down. Statistically Sippy Downs is continuing to lead by example as the suburb to invest in and educated buyers are now requesting it by location. The area is home to the world class University of the Sunshine Coast, leading schools

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Price	SOLD
Property Type	Residential
Property ID	2262
Land Area	620 m2

### 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



(including Chancellor State College & Chancellor Primary School along with Sienna Catholic College).

Shopping in the town centre of Sippy Downs is about to get even more exciting with a second major centre featuring Coles as the lead tenant recently opening. The parks and lakes precinct also encourage a healthy, family friendly lifestyle with beautiful walks (or runs) around the pathways.

If you have been searching for 'the one', search no longer. 4 Brook Avenue is so close to the pulse of Sippy Downs yet in a tightly held, locals only street where we believe backyard cricket still exists. Call Indy today on 0404 155 581 to arrange an inspection or to register for upcoming open homes.

*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.*