

Sold



13 Rollins Street, Sippy Downs



## JUST LISTED AND SET TO SELL QUICKLY!

Bringing together unique design and impressive dimensions, this versatile contemporary residence is the ultimate domain for those working to a budget and looking for something a little different, something a little special!

Located on an easy care 465m<sup>2</sup> allotment just moments from the ever growing University of the Sunshine Coast in a quiet area with a park at the end of the street, it's a home suitable for first home buyers, investors or those looking to downsize to an easy care allotment in lieu of a unit or apartment.

An obvious focus on indoor-outdoor entertainment showcases generous living and dining areas that frame a family sized kitchen, which offers substantial storage, bench space and quality appliances that link seamlessly to the alfresco entertaining area out back.

Positioned at one end of the home, the main bedroom offers a big walk-in robe, roomy ensuite and direct access outside. Three further bedrooms and the main bathroom complete a well laid out floor plan suitable for all manner of family arrangements.

The oversized double garage enhances an impressive package and only begins to convey the quality of the home, improved by Northerly rear aspects.

 4  2  2  465m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	2400
Land Area	465 m <sup>2</sup>

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



Extras - Air conditioning, side access, fully fenced yard, water tank, fans throughout, established gardens.

Offering quality, convenience and comfort at the right price in a great position, call Wes or Rosie to arrange your inspection 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.*