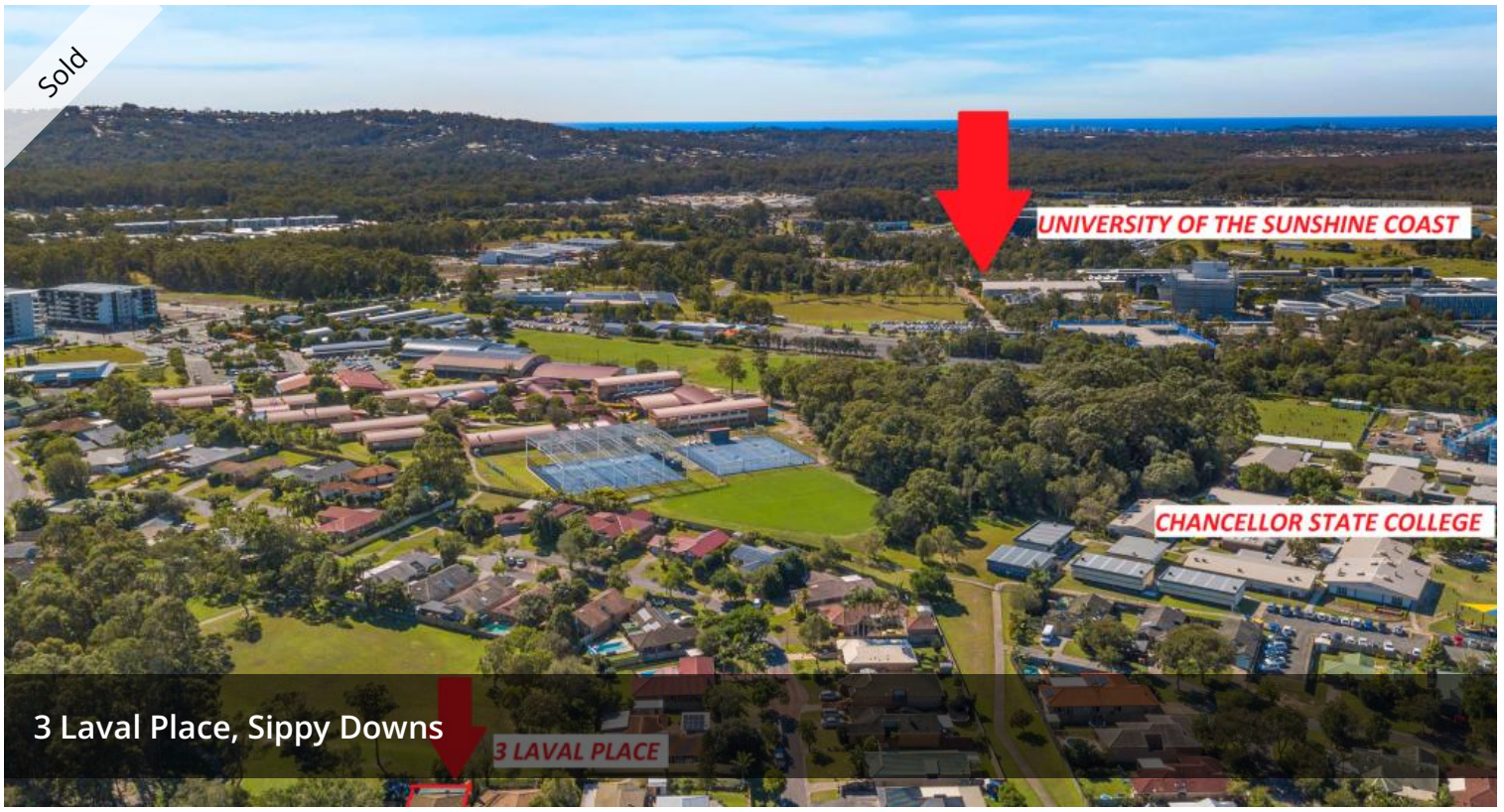








PRICED FOR IMMEDIATE SALE

3 2 3 450m2

Located just 1000m from the entrance to the University of the Sunshine Coast, this home has been priced for immediate sale. Situated on 450m2 of prime Sippy Downs land, we are excited to bring 3 Laval Place to the market.

The property is a low maintenance level set home, perfect for private and secure day to day living. The block is not too big at 450m2 but certainly not too small with plenty of room for children to play. An extensive outdoor entertaining area can be accessed off the open plan kitchen / dining area and provides a terrific viewing platform over the landscaped back yard.

Features worth admiring:
- Spacious open plan living overlooks leafy green outdoor area
- Separate living area at the front of the home away from dining space
- Storage shed in garden
- Windmill Park at the end of Laval Place, council plans include new BBQ's, playground and community garden to be installed in the near future
- Rear yard thoughtfully landscaped to provide maximum privacy with sensible low maintenance plant selection

Features to adore:
- Proximity to University of the Sunshine Coast is as close as it gets. Just 1000m* from the front gate. Enrolments have almost tripled over the

Price	SOLD for $455,888
Property Type	Residential
Property ID	2655
Land Area	450 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

past decade and the University now projects to have 20,000 students enrolled by 2020.
- Award winning Chancellor State College (Primary and Secondary) 500m away
- Rental appraisal of $450 pw

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 (including Chancellor State College, Chancellor Primary School and Sienna Catholic College). Shopping in the town centre of Sippy Downs is now 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.

Contact Indiana or Justin today to arrange a private viewing or register for 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.