

Sold



260 University Way, Sippy Downs



## 4 BEDROOMS – MULTIPLE LIVING ZONES – SOLAR – AIR CONDITIONING-

OPEN HOMES (6 people per inspection) and PRIVATE INSPECTIONS are now AVAILABLE

The owners of this wonderful property have decided to sell, presenting one lucky buyer with the opportunity to secure their family home. Comprising of large 4 bedrooms with ceiling fans and built in robes, the large master room is also completed with a walk-in robe and spacious ensuite.

With multiple open planned living and dining areas, this provides ample space needed for growing families or persons wanting open living spaces for peace and quiet. The home grows and expands from the main core hub of the family kitchen and dining area to an abundance of space and living area. The kitchen is complete with near-new large stainless gas cooktop, electric oven and Ariston dishwasher. Overhead, the home remains cool in Summer and toasty in Winter with the split system air conditioning units, powered by the 6kw, 24-panel solar system. Electricity costs are certainly kept at a minimum or in credit most time of the year, depending on your personal usage.

This low maintenance home is very private being fully fenced, but for that extra sense of personal security, the home is equipped with its own "Back to Base" security system from outside prying eyes. All your personals are

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Price SOLD for \$550,000  
Property Type Residential  
Property ID 3785  
Land Area 450 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



certainly secure in and outside the walls of this family home.

To top off this amazing property, you are situated super close to state and private schooling, shopping facilities, state of the art university precinct and all public transport with a bus stop meters down the road.

What's not to love? The home has:

- 4 huge carpeted bedrooms, all with built in robes
- The master room includes its own WIR and ensuite
- Large 2nd family bathroom
- Modernised kitchen living overlooking meal and family rooms
- Stainless steel appliances with gas cooktop and electric oven, dishwasher and pantry
- Multi carpeted living areas
- Multi split system air conditioning units to keep cool in Summer, toasty in Winter
- 6kw, 24 panel solar system blasting the electricity bill
- Covered outdoor entertaining alfresco area
- Solid timber flooring throughout
- Double Garage with internal access and has built in storage
- Ceiling fans to all bedrooms and living
- Energy efficient ceiling lights
- Freshly painted
- Roller blinds
- Large garden shed
- Concreted paths surrounds the house
- Security screened
- "Back to Base" security system and fully fenced yard
- Brick and rendered home
- 450m<sup>2</sup> block
- Low maintenance yard
- Attractive street appeal
- Close to state and private schooling, university precinct, shopping facilities and public transport
- The list certainly continues, but we don't have enough advertising space available. You'll just have to come and see for yourself

To inspect this terrific home please phone Rachel Gant on (0408 582 907) or Tristan Hamson (0401 965 304) from Blue Moon Property team for any further information and inspection times. Remember open home inspections are now permitted, so keep an eye out for scheduled times.

*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.*