

Sold



Unit 31, 10-12 High St, Sippy Downs



## SPACIOUS 3 BEDROOM APARTMENT - CLOSE TO UNI, SCHOOLS & SHOPS. BE QUICK!

Scott Radmall presents apartment 31/10-12 High Street, Sippy Downs; an enticing investment in a vibrant growth corridor. Situated in the heart of thriving Sippy Downs, this is a great option for first home buyers, downsizers or investors alike with high rental yields and low body corporate fees. Sippy Downs is a burgeoning technology hub with close proximity to schools, University of the Sunshine Coast, public transport facilities, parks, sporting facilities, shopping attractions and employment opportunities.

When it's time to relax, the Sunshine Coast beach lifestyle – including world-famous Mooloolaba beach – is just 10kms away, boasting some of Queensland's best beaches for surfing, swimming and fishing. Wide stretches of clean, white sand, patrolled by lifesavers, provide the perfect playground for families and beach enthusiasts all year round. The Esplanade at Mooloolaba offers vibrant café culture, alfresco dining and street-lined shopping for delightful and indulgent weekends. Cotton Tree, Alexandra Headlands and Maroochydore offer more to explore with natural beauty, shopping, restaurants and cosmopolitan culture everywhere you turn.

This 3 x bedroom apartment features some of the most spacious floorplans in Sippy Downs providing very comfortable living. Architecturally designed to maximise lifestyle and functionality. A private

🚗 3 🚰 2 🚗 2

**Price** SOLD for \$425,000

**Property Type** Residential

**Property ID** 4409

### AGENT DETAILS

Blue Moon Property Management  
- 07 5445 6500

### OFFICE DETAILS

Kawana Waters  
Shop 4 5 Bermagui Crescent  
Buddina Buddina, QLD, 4575  
Australia  
0400822069



balcony to the apartment makes it easy to soak up the tranquil surrounds, morning sun, breezes and views to the hinterland. The spacious and contemporary open plan interiors are complemented by premium finishes throughout - including stainless steel appliances, walk-in pantry, air-conditioning and stone bench tops.

Residents have full access to the impressive resort facilities including: pool and gymnasium. A car is rarely needed if you decide to head out having the convenience of shopping facilities and public transport on your doorstep.

Buyers in the market for a property that is spacious yet low maintenance, private without isolation, contemporary yet warm and welcoming – perfect to lock and leave, and even better to come home to... should contact Scott Radmall (0432 279 276) to book your private inspection.  
PRICE GUIDE – Offers over \$425,000

#### Property Facts & Features:

- Vacant possession: Available to occupy from the 23rd June 2021
- Current Rental - \$410 per week
- Body Corporate Fees: \$2,988 P/A Approximately
- Property Rates: \$2,200 P/A Approximately
- 3 bedroom, 2 bathroom executive apartment living
- Master bedroom: ensuite & walk-in robe
- Secure basement car parking for 2 x vehicles
- A/C In Main Living & Fans Throughout
- Balcony Off Kitchen/Lounge
- Quality fixtures/features & finishes
- Stone benches throughout

*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.*