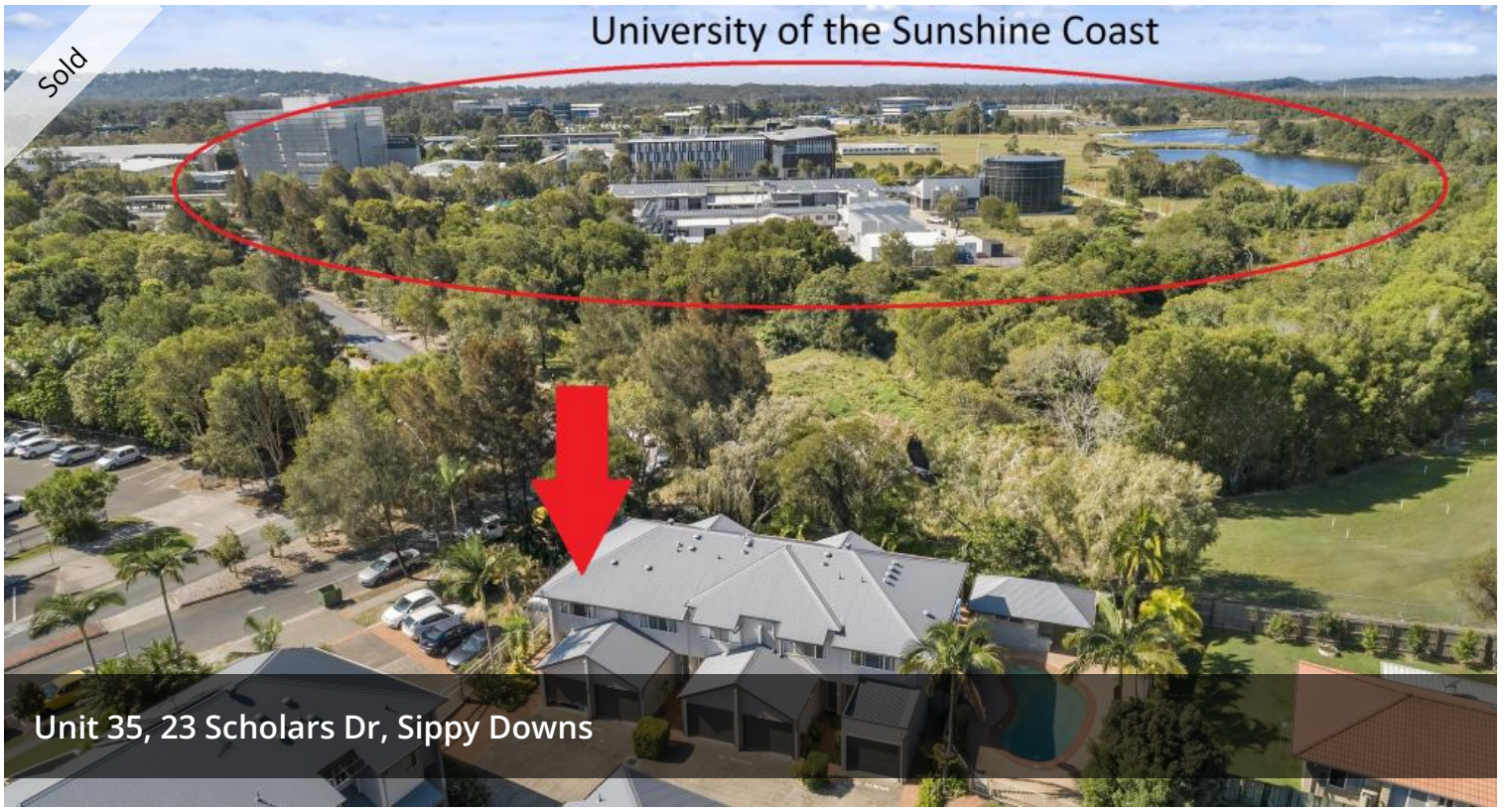

INVESTMENT GOLD BACKING ON TO THE UNIVERSITY

In our opinion, apartment 35 'The Village' is the best in the complex. It occupies an end position backing on to the grounds of the University of the Sunshine Coast. The property is currently rented for $430 per week with excellent tenants in place and has a gross rental return of 7%.

Sippy Downs as a suburb has been designated as a 'Knowledge Hub' in the Queensland Government's Infrastructure Plan and is master planned as Australia's first university town. Today it is home to over 20,000 students.

The infrastructure doesn't stop at the University, insurance broker YOUI have recently spent $48.5million on their new national headquarters just 3km from 'The Village' complex.

Additional Features Include:

2 Spacious, private bedrooms

Two swimming pools within complex, one of these is just meters from the front door of U35

Tennis court

Shared electric BBQ areas

No restrictions on owner occupiers purchasing to live in the complex full time

5 mins in the car to Coles shopping complex with specialty restaurants and retailers, F45 gym and Pilates studio

2 2 1

Price	SOLD for $361,000
Property Type	Residential
Property ID	4885

AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

OFFICE DETAILS

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

Contact Indiana on 0404 155 581 or Justin 0400 822 069 today to arrange your inspection. We expect high interest from savvy investors, as this is the only property for sale under $350k in Sippy Downs.

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.