







NEST OR INVEST!

Scott Radmall presents apartment 513 'The Parks' 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 very 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.

Residents have full access to the impressive resort facilities including swimming pool, parkland and electric BBQ's. A car is rarely needed if you decide to head out having the convenience of shopping facilities, cafes, tavern, Woolworths, doctors, University and public transport on your

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Price	SOLD for $360,000
Property Type	Residential
Property ID	4929

AGENT DETAILS

Blue Moon Property Management - 07 5445 6500

OFFICE DETAILS

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

doorstep.

This modern apartment features:
- Two bedrooms
- One bathroom
- Air-conditioning
- First floor position with good size balcony and views onto parkland
- Undercover car parking
- Laundry
- Built in robes to both bedrooms

The apartment is newly renovated with:
- New paint throughout
- New Carpet
- New Vanity Unit
- New Ceiling Fans
- New Dishwasher
- New Oven
- New Cooktop
- New Rangehood - New Smoke Alarms

Expenses as an investment
- Rental Appraisal - $400 - $420 per week
- Rates - $2,400 per annum
- Body Corporate Fees - $2,000 per annum
- Water - $1,000 per annum

Please Contact Scott Radmall today to arrange a private viewing.

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