







INVESTMENT GOLD – RETURNING $980 PER WEEK

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Located in Sippy Downs within close proximity to the Woolworths shopping village at Chancellor Boulevard, this five bedroom home has been a proven performer for many years in the current owners investment portfolio. Rented by the room to maximize returns, it is currently rented for a total of $50,960 per year, a gross return of 6.8%.

The location:

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 4km from Birchgrove Street.

The property is also 2km to the Chancellor Village Marketplace, anchored by Woolworths and including Australia Post Office, specialty cafes and medical offices.

2km walk to USC – University of the Sunshine Coast.

The residence:

Spacious 475m2 allotment

5 2 2

Price	SOLD for $735,000
Property Type	Residential
Property ID	5581

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

Five spacious bedrooms, master with en suite

Functional kitchen with plenty of storage

Under roof outdoor entertaining area, protected from the elements and perfect for year round use

Air conditioning in living area

Contact us today on 0404 155 581 or 0400 822 069 to arrange your private inspection or register for upcoming open homes. Tenancy breakdown details are available on request.

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