

# 111/6 High Street, Sippy Downs, Qld 4556

## Unit For Sale

Wednesday, 10 January 2024

111/6 High Street, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Kylie English  
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## Offers \$490,000

\*Photos Pending\* Positioned in a high-demand area, your investment property is primed for exceptional rental returns. The allure of urban living, coupled with the convenience of a 2-bedroom layout, makes this property highly appealing to a diverse range of tenants. This prime location ensures sustained demand, making it a smart investment for both short-term and long-term rental strategies. From cafes to taverns, the property is surrounded by options to immerse yourself in the diverse entertainment options just steps from your doorstep. Enjoy the perks of living in a prime location with easy access to public transportation, three well-regarded local schools, the Sunshine Coast University and so much local infrastructure all keeping you connected and living in this central location a breeze. The property has an open plan concept and is located on the ground floor offering 2 bedrooms, 2 bathrooms and a study nook along with secure parking in the basement below. The property has quality tenants returning \$500 per week with a Lease in place to October 2024. Diversify your investment portfolio with a property that not only promises immediate rental income but also holds the potential for long-term appreciation. **\*\*IMPORTANT\*\*** Photos are of a similar unit, professional photos of this actual unit pending however the property is available for private inspections by appointment. Body Corporate \$4,344 per annum Council Rates \$3,325 per annum