

171 University Way, Sippy Downs, Qld 4556

CENTURY 21

House For Sale

Tuesday, 21 May 2024

171 University Way, Sippy Downs, Qld 4556

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Conor Swan

0429895362

OFFERS CLOSING 10TH JUNE 2024

Welcome to 171 University Way: Established Family Home Awaits. All on one level for easy care living, this spacious family home is positioned in a well-established, residential neighbourhood in the sought-after Sippy Downs precinct. Offering casual, relaxed living close to key amenities including beaches, schools, parks, public transport, hospital, university, tavern, and shops. This inviting four-bedroom home features a family-friendly layout, designed to accommodate all needs. The master bedroom, positioned for privacy at the rear, includes a walk-in robe and ensuite. Bedrooms two, three, and four are conveniently situated off the hallway, each equipped with ducted air conditioning, built-in robes, and ceiling fans. The main bathroom, adorned with floor-to-ceiling tiles, services these bedrooms. The formal living area is positioned at the entry of the property and separated from the open plan main living areas creating a sense of privacy yet is still connected, this space has been designed for comfort, just sit back relax and put on your favourite Netflix series. The generous kitchen is positioned in the centre of the home and is complete with plenty of bench and storage space, electric cooktop and breakfast bar overlooking the tiled open plan living area creating multiple living zones the whole family will enjoy. Effortlessly extending from the living zones is the outdoor covered entertainment area, an idyllic setting for family barbecues and social gatherings with friends. The cleverly designed fully fenced backyard ensures a secure space for children and pets to safely play, while having side access to secure a caravan or boat. With endless possibilities, the backyard serves as a blank canvas awaiting your creative touch to transform it into a Pinterest-worthy tropical paradise. Complete with a double lock up garage, set on 600m² block, this is a solid, practical, and inviting family home in every sense. Located in the ever-popular Sippy Downs this property offers easy access to the local shops, schools and only a short drive to Mooloolaba, University, the Hospital precinct, and Buderim, It's one of the Sunshine Coast's most popular suburbs. The owners have held this as an investment and are ready to move onto the next venture in life, with long-term tenants in place, buyers seeking a solid investment MUST inspect. The Highlights: *2 Large Living Areas *Quality Ducted Air Conditioning, Ceiling Fans Throughout *Large Master with Ensuite & Walk in Robe *Floor to Ceiling Tiles in Ensuite and Main Bathroom *Double Electric Lock Up Garage *Tidy Spacious Fenced Backyard with Room for a Pool *Gated Side Access for Boat/Caravan *600m² Block with Established Garden *Wide Frontage for Expansion of a Private Front Yard *Family Friendly Location *Close To Schools, Tafe & University *Mooloolaba Less Than 15 Mins Drive