

**204/7 Spring Street, Sippy Downs, Qld 4556**

**Unit For Sale**

Thursday, 14 December 2023



204/7 Spring Street, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 108 m2**

**Type: Unit**



Maddie Lawler  
0432884184



Mark Lawler  
0423766713

## Price Guide \$530,000 Plus

Welcome to Spring Street, a contemporary sanctuary nestled in the heart of the education precinct. Experience modern living in this well-maintained, near-new two bedroom, two bathroom apartment. Whether you're a first home buyer, professional couple, retirees or seeking an investment opportunity this property is perfect for you. The apartment seamlessly combines style, convenience, and proximity to essential amenities. Your new home is thoughtfully crafted to offer both comfort and sophistication, featuring a spacious layout with ample room. Step inside to an open plan living, dining and kitchen with an oven that the owner says has never been used. The dining area extends out onto a balcony stretching across the length of the entire unit facing East with plenty of space for outdoor entertaining. The two bedrooms are generously sized with built in robes. The master includes a study nook and private ensuite bathroom and the second bedroom opens out to the balcony. There is one car space allocation for unit 204 and plenty of visitor parking. The secure lift takes you to level 2. Immerse yourself in the lively energy of this thriving community. With an array of shops, boutiques, cafes and parks nearby, this apartment ensures you're always at the heart of the action. Features at a glance;- Modern, near new apartment- 2 generous sized bedrooms- 2 modern bathrooms with quality fixtures and finishes - Single undercover carpark- Lift to level 2 with secure fob- Intercom for visitor access- Spacious balcony and living areas- Air conditioning- Walking distance to parks and playgrounds- University of the Sunshine Coast - 1km- Siena Catholic College - 800m- Sunshine Coast Hospital - 15 mins- Close to a variety of shops, cafes and public transport- Only 10 minutes to Mooloolaba beach- Minutes to the motorway This apartment is vacant and ready for a new owner occupier or an investor. For more information or to arrange an inspection call Maddie Lawler on 0432 884 184 or Mark Lawler on 0423 766 713.