

217/14-16 High Street, Sippy Downs, Qld 4556

Unit For Sale

Thursday, 14 March 2024

217/14-16 High Street, Sippy Downs, Qld 4556

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 110 m2

Type: Unit



Jess Ruskin

0499466372

\$570,000+

This modern 2nd floor apartment in the popular Botanica Apartments building, offers a floor plan maximising both space and light. The apartment is complete with two double sized bedrooms plus a fully enclosed multi-purpose room that could easily serve as a 3rd bedroom or study. There are two bathrooms, open plan living and dining flowing to the main balcony, well-equipped central kitchen, separate laundry, plus secure basement parking. From being owner occupied, there is custom joinery throughout including a custom designed walkthrough robe and additional door which encloses the multi-purpose room in to a 3rd bedroom or study. A soft colour palette and stylish on-point interiors set the tone for an ambience of calm and relaxation; air-conditioning in master bedroom and living, ceiling fans, 40mm stone benches, soft-close drawers, stainless steel appliances, attractive window furnishings, and premium carpets are features that enhance appeal. Additional features include, loads of extra power points and added TV mounts. In addition to the gorgeous near new apartment, there is a landscaped podium area complete with 25-metre lap pool, BBQ areas, leafy gardens, and outdoor furniture – this is an inviting communal space to savour! Situated in a high-growth technology hub with proximity to schools, The University of the Sunshine Coast, public transport facilities, shopping attractions and employment opportunities, High Street holds tremendous appeal for residents and investors alike with vacancy rates across the High Street apartments precinct below 1%. Also within walking distance are sporting/leisure facilities, parks, cycle/walkways, Chancellor Secondary College, Woolworths and an extensive suite of specialty retailers, tavern, and cafés – you will literally rarely need to start up the car. Mooloolaba Beach, Sunshine Plaza, Kawana Shopping world, and major hospitals, are all within a 10–20-minute radius. In this fast-moving market we encourage you to be quick to arrange an inspection - Contact us for a private appointment. Age – 3 years approx. Internal Size – 90m² approx. Balcony Size – 20m² approx. Current Lease – \$590 per week Lease Expiry – 25/11/2024 Council Rates - \$3,091 p/a approx. Body Corp Levy - \$3,696 p/a approx.