

302/1 High Street, Sippy Downs, Qld 4556



Sold Unit

Thursday, 5 October 2023

302/1 High Street, Sippy Downs, Qld 4556

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Kylie English
0413580111

\$567,000

This spacious 3 bedroom apartment is situated at One Tree Apartments, a premium apartment complex in the high-growth technology hub of Sippy Downs. The complex offers a lap pool, BBQ/lounge area, dual lift access and a huge rooftop BBQ area along with exclusive use of a private dining room for the residents with full kitchen facilities and stunning 180 degree views of the Sunshine Coast hinterland and coastline. The open floor plan of the apartment provides ample living space and natural light with a good separation between the bedrooms for privacy. Your main bedroom offers a large walk-in wardrobe and ensuite. The kitchen is a feature in the apartment and includes a large breakfast bar and a separated open pantry. You will also find a study nook, the main bathroom offers a large bathtub and lastly, a separate laundry room with linen storage for practicality. The location really is superior, being in close proximity to a number of state and private schools, University of the Sunshine Coast and public transport facilities. The apartments are under a kilometer away from the Sippy Downs Town Centre and offering several restaurants and dining options, pharmacy, medical centers, gyms as well as a large Coles. All this and only a 15 minute drive to the beach and Maroochydore CBD! This property is a strong investment opportunity, based on five years of sales, Sippy Downs has seen a compound growth rate of 13.5% for units and is projected to continue to climb. This unit is currently tenanted to November 2023 with a strong position for rental increase at renewal should you wish to continue with a tenancy at the end of this fixed term agreement. Featuring:- 3 bedrooms with ceiling fans- A/C to living area & master bedroom- 2 car spaces in secure basement parking- Clothes dryer
Body Corporate - \$4,624 pa
Council Rates - \$3,147 pa
Water Rates - Approx. \$1,400 pa