

**303/14-16 High Street, Sippy Downs, Qld 4556**

**Apartment For Sale**

Wednesday, 22 May 2024

303/14-16 High Street, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 91 m2**

**Type: Apartment**



Jess Ruskin

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## Buyers In High 500's

In the sought-after 'Forest Edge' apartments, this modern 3rd-floor apartment is designed to maximise space and natural light through its thoughtful floor plan. Featuring two generous double bedrooms, each with east-facing windows offering views of the swimming pool and adjacent forest, this apartment provides a peaceful retreat. You'll also find two bathrooms, an open plan living and dining area that flows effortlessly onto the main balcony, a well-equipped central kitchen, a separate laundry, and secure basement parking. The interior features a soothing color scheme and stylish, contemporary finishes. Highlights include air conditioning in the master bedroom and living area, ceiling fans, 40mm stone benches, soft-close drawers, stainless steel appliances, window furnishings and premium carpets. Being owner occupier, this apartment is ready for you to move in quickly. Beyond the apartment, residents can enjoy the landscaped podium area with a 25-meter lap pool, BBQ areas, leafy gardens, and outdoor furniture-an ideal communal space for relaxation and socializing. Located in a high-growth technology hub, High Street offers proximity to schools, The University of the Sunshine Coast, public transport, shopping centers, and employment opportunities. With vacancy rates below 1% in the High Street apartments precinct, this area is highly desirable for residents and investors alike. Within walking distance, you'll find sporting and leisure facilities, parks, cycle paths, Chancellor Secondary College, Woolworths, and a variety of specialty retailers, taverns, and cafes. Additionally, Mooloolaba Beach, Sunshine Plaza, Kawana Shopping World, and major hospitals are all within a 10-20 minute drive. In this fast moving market, we recommend acting swiftly to secure a private inspection. Age - 3 years approx. Internal Size - 91m<sup>2</sup> approx. Balcony Size - 13m<sup>2</sup> approx. Council Rates - \$2,877 p/a approx. Body Corp Levy - \$3,696 p/a approx. \*Images are for marketing purposes only and don't represent the actual apartment. The images shown represent the similar floor plan, apartment fixtures and outlook, but have been taken at a different apartment.