

312/6 High Street, Sippy Downs, Qld 4556

AMBER WERCHON

Sold Unit

Sunday, 22 October 2023

312/6 High Street, Sippy Downs, Qld 4556

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 139 m2

Type: Unit



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Contact agent

Amber Werchon Property presents to the market, 312/6 High Street, Sippy Downs; this third floor executive-style apartment in the 'Central' building, located on a prime corner opposite the university and Siena Catholic College – within walking distance to many amenities, offers exceptional convenience in the heart of this bustling education and business precinct. Across a light-filled single level, the apartment comprises three bedrooms, ensuite, main bathroom/laundry combo, expansive open plan living flowing out to a covered balcony with elevated area views, galley kitchen with walk-in pantry, and private balcony off second bedroom; there is also secure basement parking for two vehicles and lift access. Split system air-conditioning, ceiling fans, easy-care tiled flooring, stone benches in kitchen, stainless steel appliances, soft close cabinetry, roll down blinds, shower over bath in family bathroom, and good storage – are existing features. Body corporate fees are low and there is a rubbish chute on each floor for convenience; residents and guests also have access to onsite facilities at neighbouring buildings, including inground pool, BBQ areas, and gymnasium. Currently tenanted until October 2024, this is a wonderful addition to any investment portfolio, in a location highly sought after due to its close proximity to the university, Youi Insurance headquarters, and premium public and state schools. It's also walking distance to the newly opened Bower Tree club, Coles Supermarket and local shops, bus stops, parks and sporting facilities. From here coast beaches (including Mooloolaba) and major hospitals are just 15 minutes' drive, the Sunshine Coast Airport is 20 minutes – and access to the M1 to Brisbane is quick and easy, connecting you to the CBD in 85 minutes or international airport in only 60 minutes. Designed for low maintenance, contemporary living it could suit a small family, entry level single/couple, downsizer (so easy to lock and leave when off travelling), and of course – investors. If you fall into any of these categories, this is well worth a serious look; and time is of the essence!