

**32 Sippy Downs Drive, Sippy Downs, Qld 4556**

AMBER WERCHON

**House For Sale**

Friday, 10 November 2023

32 Sippy Downs Drive, Sippy Downs, Qld 4556

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 865 m2**

**Type: House**



John Cutuli

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## Auction

Amber Werchon Property presents to the market, 32 Sippy Downs Drive, Sippy Downs; this generous sized family-home on a large 865m<sup>2</sup> block offers relaxed living with fabulous entertaining zones and a private resort-style pool amongst leafy landscaped gardens, within walking distance to schools, university, and shops. Across an expansive, light-filled (slightly-split) single level, the home comprises elegant double-doored entry foyer, four bedrooms, two bathrooms, three separate living areas, well-appointed central kitchen, covered and open air alfresco terrace, separate laundry, and double lock-up garage with storeroom. Impeccably maintained by current owners, there is no immediate money needing to be spent, and features include high ceilings, easy-care flooring, split system air-conditioning, ceiling fans, security screens, stainless steel bench tops and appliances in kitchen, dual vanities and spa bath in ensuite, direct terrace access from master, small garden shed, and solar power. Designed to facilitate the needs of the modern family – there is a blend of excellent separation plus wonderful communal space to gather together for relaxation and socialising. It's a superb home to celebrate any occasion in comfort and style; the kids will love the pool and so will you, let the joie de vivre commence! The gardens are well established with tropical palms, flowering shrubs, and pathways – all the hard work has been done, maintaining it requires minimal effort, and you can also enjoy the benefits of a much larger block than many in Sippy Downs, with block sizes shrinking everywhere, this is not only appreciated today, but a future selling point. Located within walking distance to the many amenities of this popular education precinct including supermarkets, tavern, and new Bower Tree Club; it is also just minutes to access the Sunshine Motorway connecting you to the coast in minutes or M1 to Brisbane. Mooloolaba Beach is only a 12-minute drive; you can spend the morning at the beach and the afternoon by the pool. What a life! This is a particularly appealing property with many extras – there will be a huge volume of interest from the market, make sure you submit your very best offer on or prior to Auction.