

# 36 Flame Tree Avenue, Sippy Downs, Qld 4556

## House For Sale

Wednesday, 12 June 2024



36 Flame Tree Avenue, Sippy Downs, Qld 4556

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 444 m2**

**Type: House**



Tanya Murphy  
0756412131

## Offers Over \$850,000

Your Ideal Agent is excited to bring you this gorgeous, modern and well-appointed home located in the sought after location of Flame Tree Pocket in Sippy Downs and is under 5kms to both Chancellor Park State Schools and The University of the Sunshine Coast and just 10kms to the beautiful beaches on the Sunshine Coast! What We Love: \* Large master bedroom with walk-in-robe and en-suite and plenty of natural light, air conditioning and ceiling fan\* A further three good size bedrooms with built-in-cupboards and ceiling fans\* Tiled throughout with freshly laid NEW carpet in the four bedrooms and lounge room\* Modern kitchen with plenty of cupboard, pantry and bench space, built-in oven with cook top and microwave hatch\* Spacious lounge area with ceiling fan and free-flowing spaces overlooking the backyard\* Dining area with large glass sliding doors that are an ideal way to link the dining area to the external undercover alfresco entertaining area, perfect for entertaining guest or relaxing with your morning coffee\* Generous size main bathroom with basin, shower and bath tub \* Separate toilet\* Second air conditioning in the living areas\* Window furnishings and flyscreens throughout \* Low maintenance, established gardens\* Generous, fully fenced backyard with side access and garden shed\* Single lock up garage with remote and internal access to the house, large storage cupboard and laundry\* Ability to park a second car on the driveway with additional street parking bays \* Your new home was built in 2016.About The Location:Sippy Downs is a suburb located on the Sunshine Coast and situated approximately 90km north of Brisbane, and is inland from Mooloolaba and Maroochydore, two popular coastal areas on the Sunshine Coast.Education Hub: One of the notable features of Sippy Downs is its proximity to the University of the Sunshine Coast (USC). The university campus is a major education hub in the region, offering a wide range of undergraduate and postgraduate programs.Infrastructure: Over the years, Sippy Downs has seen significant development in terms of infrastructure to support its growing population. This includes shopping centers, medical facilities, recreational parks, and public transportation options.Natural Surroundings: While Sippy Downs is primarily suburban, it is surrounded by natural beauty typical of the Sunshine Coast region. Residents have access to parks, nature reserves, and outdoor recreational activities such as hiking, biking, and picnicking.Community Events: The suburb often hosts community events and activities, including markets, festivals, and sports tournaments, fostering a sense of community among residents.Sippy Downs offers a balanced lifestyle with its blend of residential amenities, educational opportunities, and access to nature, making it an attractive place to live on the Sunshine Coast.This is a beautiful part of the Sunshine Coast and the perfect opportunity to acquire a lifestyle property that is move-in ready, allowing you to embark on your new chapter without delay or hassle.Call Your Ideal Agent, Tanya Murphy on 0412 625 043 to book your inspection! \_\_\_\_\*Disclaimer: Whilst great care is taken to ensure this information is accurate and reliable, we do not have control over its source, accordingly, Your Ideal Agent and its staff will not accept responsibility for any misrepresentations contained herein, mistakes or errors. Intending buyers are strongly advised to rely solely upon their own independent enquiries and to seek professional advice from their accountant, lawyer, and other professions as required.