

**404/6 High Street, Sippy Downs, Qld 4556**

HOME  COAST

**Apartment For Sale**

Wednesday, 15 May 2024

404/6 High Street, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Apartment**



Jess Ruskin

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## Buyers In The Mid 500's

HOME Sunshine Coast is proud to present 404/6 High Street Sippy Downs, a modern 4th-floor apartment in the sought-after 'Central Apartments' building. Whether you're looking for a great investment opportunity or a new home, this property is a must-see. Enjoying a gorgeous westerly aspect that captures the afternoon sunsets, this apartment features two double-sized bedrooms and a large study nook at the entry. The well-designed floor plan offers great flow, natural light, and functionality. The convenience of this location means you can leave your car behind and walk to a variety of nearby amenities. With cafes, restaurants, and a Coles supermarket just across the road, everything you need is at your doorstep. Mooloolaba Beach, Sunshine Plaza, Kawana Shopping World, and major hospitals are all within a 10-20 minute radius. Don't miss out in this fast-moving market - arrange an inspection today!

**WHAT WE LOVE:** Master Bedroom with Air Conditioning, Ensuite & Walk-In Robe  
2nd Bedroom with Ceiling Fans & Built-In Wardrobes  
Main Bathroom with Bath Tub & Shower Over  
Open Plan Kitchen with Stainless Steel Appliances  
Large Study Nook Area  
Age - 8 years approx.  
Internal Size - 85m<sup>2</sup> approx.  
Balcony Size - 14m<sup>2</sup> approx.  
Current Rental - \$530 per week  
Lease Expiry - 30/09/2024  
Council Rates - \$2,877 p/a approx.  
Body Corp Levy - \$3,947 p/a approx.