

**410/45 Botanica Drive, Sippy Downs, Qld 4556**



**Sold Apartment**

Friday, 8 December 2023

410/45 Botanica Drive, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



Dave Rea

0414232575

**\$500,000**

**UNDER CONTRACT - MORE PROPERTIES NEEDED - CONTACT DAVID REA ON 0414 232 575 IF YOU'RE CONSIDERING SELLING** Ideally situated on the 4th floor with convenient lift access, this stylish apartment is complete with two double sized bedrooms, two bathrooms, open plan living and dining area flowing to the good size balcony, With an inspired floor plan maximising both space and light with well-equipped central kitchen, additional multi-purpose or study space; separate laundry facilities plus secure basement parking. A soft colour palette and stylish on-point interiors set the tone for an ambience of calm and relaxation; split system air-conditioning in master bedroom and living, stone benches and stainless steel appliances are features that enhance appeal. In addition to spending quiet time chilling in your gorgeous near new apartment, there is a stunning rooftop entertaining terrace area on level 7 complete with BBQ area and outdoor furniture – this is an inviting communal space to savour! Located in the heart of the Coast's most vibrant growth corridor – opposite the University of the Sunshine Coast; just a short stroll to Coles Supermarket and Youi insurance global headquarters (a major local employer). Also within walking distance are sporting/leisure facilities, parks, cycle/walkways, Chancellor Secondary College, Siena Catholic College, Woolworths and an extensive suite of specialty retailers, tavern, and cafés – you will rarely need to start up the car. Mooloolaba Beach, Sunshine Plaza, Kawana Shopping World, Sunshine Coast Airport and major hospitals, are all within a 15-20 minute radius. With an existing tenant in place until October 2023, this apartment should appeal to a number of buyers - from astute investors, first home buyers; owner occupiers or downsizers - contact us today to find out more. Disclaimer: Whilst all due diligence has been taken in the preparation of this document, agent gives no guarantee regarding the contents and recommend purchasers conduct their own enquiries.