

513/6 High St, Sippy Downs, Qld 4556



Apartment For Sale

Thursday, 13 June 2024

513/6 High St, Sippy Downs, Qld 4556

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 84 m2

Type: Apartment



Gavin Flaton
0754501515

NEW LISTING

Nestled in one of the Sunshine Coast's most vibrant and rapidly expanding neighborhoods, this fifth-floor, open-plan apartment offers an exceptional living opportunity. With close proximity to top-tier schools, the University of the Sunshine Coast, public transportation, shopping centres, and dining options, High Street is a prime location for both residents and investors. Step into a light-filled, contemporary space where an open layout seamlessly connects the fully equipped kitchen - boasting stone benchtops and a spacious walk-in pantry - to the airy, air-conditioned living area. This flows effortlessly onto a large balcony with stunning views. Featuring two generous bedrooms and two modern bathrooms, this end-unit apartment offers elevated views over Siena Catholic Primary and Secondary Schools, the Sunshine Coast University, and beyond. These breathtaking views, which can be enjoyed from the spacious balcony, living area, and main bedroom, are guaranteed to remain unobstructed. Residents enjoy access to a sparkling shared pool, a communal gym, and designated underground parking space, along with ample visitor parking. Apartment features include: * Two generous bedrooms * Two bathrooms (master with ensuite) * Spacious living/dining area * Laundry facilities in the main bathroom with dryer included * Air-conditioning in the main living area and ceiling fans in bedrooms * Central kitchen with quality fixtures, stone benchtops, and a walk-in pantry * Well-maintained complex with pool, gym, and BBQ area * Body Corporate Fees are approximately \$4,170 per year * Council Rates are approximately \$3,300 per year * Unity Water Rates are approximately \$1,330 per year Conveniently located within walking distance to sporting fields, parks, cycle paths, Chancellor Secondary College, Siena Catholic College, Woolworths, Chancellor Tavern, and charming cafés. A short drive brings you to fantastic shopping destinations and the pristine beaches of the Sunshine Coast. Act Now! Contact Gavin Flaton on 0414 826 687 for more information and to schedule a viewing. Disclosure: The floating timber floor has been installed on top of the carpet in bedrooms and living space, by the current tenant. The tenant/s are happy to leave it there upon vacate, or remove. Current tenant in place until 27th January 2025 paying \$530 per week. ** Disclaimer ** Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence