

**60/17 Scholars Drive, Sippy Downs, Qld 4556**



**Sold Townhouse**

Monday, 11 December 2023

60/17 Scholars Drive, Sippy Downs, Qld 4556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 117 m2**

**Type: Townhouse**



Dallas Foster  
0754456088

**\$473,000**

Located in the 'The Village' lies this 3 bedroom, 2.5 bathroom townhouse with a single lock up garage that is perfect for an entry level purchase in this market. Unit 60 forms part of a secure and gated complex with 24 hour on-site management and security, 4 lane 25m lap pool, 2 further leisure pools, tennis court and basketball court, and multiple BBQ facilities all within walking distance of one of the fastest growing universities, bus stop, IGA, local shops and cafes. The Village complex boasts 100% occupancy along with a long waiting list of potential tenants, so feel at ease that this is a solid investment property with large demand from the rental market. On offer is three spacious bedrooms each with a study desk, built in robes and ceiling fans throughout. Along with two complete bathrooms upstairs plus a toilet/powder room. The downstairs living space is open plan and overlooks your very own private courtyard that is paved and a nice size for small pets. The highlights: • Leased until 18/08/2024 @ \$600 per week • Body corporate fees: \$7,067 p/year approx (Inclusive of electricity & building insurance) • Council rates: \$2,500 p/year approx • Air conditioning (2): Master bedroom & downstairs living area • New roof & garage door with recent insurance claim (hail) • New hot water system • Freshly repainted internally • Exterior has been completely repainted • Townhouse living in secure & gated complex • 3 bedrooms, 2.5 bathrooms (powder room downstairs) & single lock up garage • Pet friendly complex: STBCA • 100% complex occupancy with waiting list • 24hr on-site management & security • 4 lane 25m lap pool & 2 leisure pools • Floodlit tennis & basket ball courts • Walking distance to university, IGA shops & bus stop