

609/45 Botanica Drive, Sippy Downs, Qld 4556



Apartment For Sale

Thursday, 1 February 2024

609/45 Botanica Drive, Sippy Downs, Qld 4556

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Apartment



Lucas Scammell

0754378806

Offers over \$549,000

This generously sized 2 bedroom + multi-purpose room apartment is located on level 6 of the quality Parkwoods apartment building. This apartment presents a fantastic opportunity for those wanting executive-style living or an astute investment in one of the Sunshine Coasts fastest growing areas. You do not get new apartments of this size and quality often. Enter in to the apartment to find the spacious open place living flowing out to large balcony area with views over Buderim perfect for those who love a spectacular sunset. The large kitchen offers plenty of bench and cupboard space and has a large island bench perfect for entertaining. 2 good sized bedrooms the master with walk in robe and quality ensuite bathroom. The large central bathroom offers quality finishes and is complete with shower over bath. The multi-purpose rooms offers added space perfect for a home office set up or second living area. Other features of this fantastic apartment:- Split system air-conditioning throughout.- Ceiling fans throughout.- Euro style laundry area.- Secure building with security fob access and on-site office for building management.- Secure lift access.- Secure parking.- Large communal rooftop entertaining and BBQ area for all residents to enjoy.- Low Body Corporate Fees.- Apartment is only just over 12 months old. - Tenancy currently in place until 01/05/2024 at \$540 per week with a rental appraisal in the current market at approximately \$570 to \$590 per week upon lease renewal or re-letting. The apartment is conveniently located within walking distance to the University of the Sunshine Coast, the new Sippy Downs town centre, public transport and schools. Quality investment opportunities in growing suburbs like this do not come along often, so do not miss your chance to snap this property up to start or add to your investment property portfolio before someone else does!