

# 610/45 Botanica Drive, Sippy Downs, Qld 4556



## Apartment For Sale

Monday, 18 March 2024

610/45 Botanica Drive, Sippy Downs, Qld 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type: Apartment**



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## Awaiting Price Guide

Welcome to your urban oasis! This 2 bedroom apartment boasts modern comfort and versatile living spaces, including a multi-purpose room ideal for your personalized needs. Located in the heart of Sippy Downs, this residence offers convenience, style, and functionality all in one. The recently completed Sippy Downs Forest Park is across the road, offering green space relief, social opportunities and a wonderful play area for children.

**Key Features:**

- Two Bedrooms:** Boasting ceiling fans and ensuite to the master
- Multi-Purpose Room:** Transform the additional room into a home office, a guest room, a fitness area, or a creative studio—the possibilities are endless!
- Open-Concept Living:** The spacious living area seamlessly integrates with the dining space, offering a perfect setting for unwinding after a long day.
- Modern Kitchen:** Prepare delicious meals in the sleek, fully-equipped kitchen
- Private Balcony:** Step outside to your private balcony and enjoy your surroundings
- Amenities:** Residents have access to an expansive rooftop entertaining and BBQ area
- Convenient Location:** Situated in the heart of Sippy Downs, this apartment offers easy access to public transportation, dining, shopping, parks, and entertainment venues as well as the Sunshine Coast University.

**Additional Details:**

- Rent:** \$560 per week
- Size:** Total 107 sqm
- Parking:** 1 basement carpark
- Lease Terms:** Fixed Term Agreement to April 2025
- Body Corporate:** \$3024.59 per annum 01/01/24 to 31/12/24
- Council Rates:** \$2,876 per annum

Don't miss this opportunity to experience urban living at its finest. Schedule a viewing today!