

**7 Explorer Street, Sippy Downs, Qld 4556**



**Sold House**

Thursday, 10 August 2023

7 Explorer Street, Sippy Downs, Qld 4556

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 488 m2**

**Type: House**

**\$800,000**

Within minutes walking distance to the Sunshine Coast University & Chancellor Park College, 7 Explorer Street is the full package! An in-ground pool, huge backyard, family friendly neighbourhood and walk across the road to the local park, what else would you need? A light and bright, two storey residence residing on a 488sqm allotment with great street appeal, this home would suit a younger couple perhaps with 1-2 children or recent empty nesters, as the local landscape is flat with no hills, offering relaxing afternoon walks around the nearby parks and lakes - what a beautiful place to raise a family. The home has had a recent facelift with the internal and external being repainted, new floors downstairs and a revamped kitchen to freshen things up. It will be sold on or before Saturday 26th August as vacant possession so please refer below to the rental appraisal should you have the desire to rent the property out and hold as a long term investment. Auction details: • On site, Saturday 26th August @ 1pm • Auction conditions: 30 day settlement & 10% deposit (Different terms to be negotiated prior to Auction day) • Building & Pest reports available upon request • All offers welcomed prior to Auction day The Highlights: • 150m from Sir Raleigh Park • North-Westerly aspect, capturing sun on the in-ground pool all day • Located in a private, leafy neighbourhood • Double storey residence sitting on 488sqm allotment • Double car garage with internal access • Air conditioning downstairs • Ceiling fans & security screens • 3 bedrooms plus tv room/4th bedroom upstairs • Neat, tidy & well presented - move in ready • Council rates: \$2,300/annum approx • Rental appraisal: \$800 per week • Rear undercover patio area & kitchen overlooking pool/backyard Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.