

**55 Albany Street, Sippy Downs, Qld 4556**



**House For Sale**

Saturday, 29 June 2024

55 Albany Street, Sippy Downs, Qld 4556

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**

## FOR SALE

JUST LISTED BY ANGELINA SWEENEY & OLLIE LEHMANN! TOWN is excited to showcase this exceptional dual living family home at 55 Albany Street, Sippy Downs. Nestled on a spacious 700m<sup>2</sup> block, this property offers convenient access to Sunshine Coast University, shopping centres, parks, taverns, public transport, and top-tier schools. Key Features:- 6 Bedrooms, 2 Bathrooms, 2 Separate Living Areas- Dual living + income potential- In-ground Pool- Private Covered Alfresco Patio- Double Lock-up Garage with Additional Onsite Parking- Ducted Air-conditioning, Security System, Timber Floors, Ceiling Fans, Security Screens, and Solar Power System Prime Location:- Sunshine Motorway and M1 Access: Quick and easy- Proximity to Mooloolaba: Just 12 minutes away- Major Hospitals: 15 minutes away- Sunshine Plaza: 18 minutes away- Sunshine Coast Airport: 23 minutes away- Brisbane International Airport: 55 minutes away Options for Buyers: 1. Owner-Occupied: Utilise the entire property, offering ample space for family and guests. 2. Rent Out Entire Property: Potential total rental income of \$1,400 per week. 3. Live in the Main Home: Earn additional income by renting the dual living space approx \$500 - \$550 per week. 4. Live in the Dual living: Earn additional income by renting the main home for approx \$800 - \$850 per week. 4. Renovate and Flip: Potential for profit. Disclaimer: While every effort has been made to ensure the accuracy of these details, neither the vendor nor the agent guarantees their precision. Interested parties should not consider these details as factual representations but should verify them through inspection or other means. Don't miss out on this fantastic opportunity—act quickly to secure it!