

That's an error.

That's all we know.









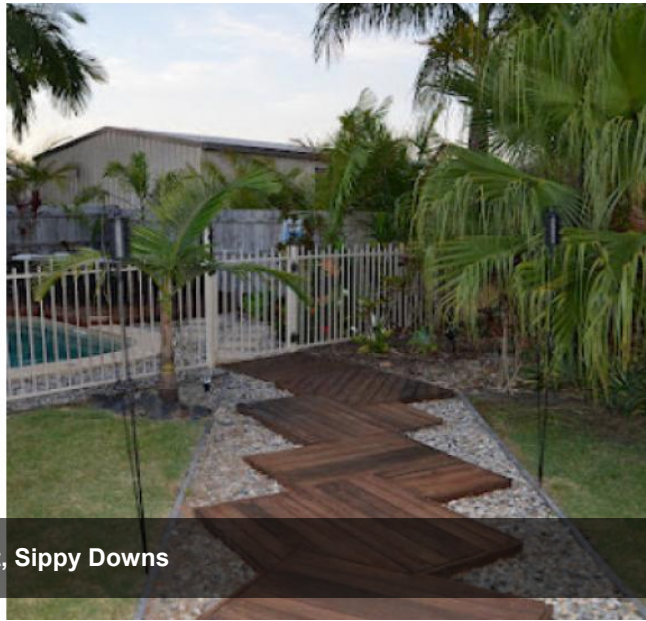








Sold



31 Dorian Crescent, Sippy Downs



**BEST VALUE HOME IN THE AREA, PERFECT FOR FAMILY, RETIREES, AND INVESTMENT BUYERS. SELLERS ARE OPEN TO SERIOUS OFFERS**

Immaculate inside and out, with beautiful interior decor  
4 Queen Bedrooms, 2 bathrooms, 2 living areas, laundry.  
Main bedroom, En-suite and Media Room/Parents Retreat to front of house.  
3 bedrooms and second bathroom to rear of house.  
Large open plan Family area, Large Kitchen & Dining area with Cathedral Ceilings.  
Reverse Cycle Air conditioning, Security System, Computer Network, Solar Tinted Windows.  
Beautiful Outdoor Area for entertaining.  
Excellent sized salt water pool, and room for kids and dog to play. (Room for a Cubby house)  
Large block with side access and room for a boat and/or caravan.  
Double garage, that can also be used as a games room, and space for two additional vehicles in driveway.  
Established tropical garden and small herb/vegetable patch  
Garden shed on concrete slab.  
(Recent Pool Safety Certificate and Pest Inspection)

**Convenience**

Walk/ride to University, Schools, Sports facilities, and Sippy Downs Town Centre.  
Network of bike tracks including to beach and surrounding towns.  
Seconds to the Bruce Highway and Sunshine Motorway if commuting to work.  
Approximately 8-10 minutes to the Kawana, Mooloolaba and Alexander Headland beaches by car.  
Excellent access to public transport across the coast.  
Close proximity to future University Hospital in Kawana.

**Investment potential**

Great investment property. Sippy Downs has one of the highest rent returns on coast due to close proximity to Schools, Sunshine Coast University, and the future University Hospital.

Possible return rate of 6-8% or more using one of these options:

1. Rent Appraisal \$515 per week
2. Provide basic furnishings and rent each room individually for \$175 to \$200 per room
3. Rent rooms or host students through the university host family program for extra income. (Link Below)

4 2 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1200

**AGENT DETAILS**

Indiana Voss - 0404 155 581

**OFFICE DETAILS**

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



University Homestay Network Link Information can be found at:  
<http://www.homestaynetwork.org/public/usc-fees>.

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