

That's an error.

That's all we know.

















Sold



17 Edgewater Place, Sippy Downs



**WALK TO SCHOOL, LARGE BLOCK. SPACIOUS HOME, SIDE ACCESS....NEED I SAY MORE!**

Situated in one of Sippy Downs best locations in EDGEWATER PLACE on a fantastic 701m2 block.

With investment buying and rental yields at an all-time high and expansion of the university, medical hub and shopping precincts booming, this property is a fantastic choice of purchase. You can live in this exclusive address or rent and reap the benefits of a very safe income yield in this area. The home has just been freshly painted and is now empty awaiting the new owners, inspections times are very flexible, with other properties in this street marketed and selling in the \$500,000's - \$600,000's don't hesitate on this one.

Benefits of buying this house:

- Spacious Family Home
- North East Aspect
- Two living areas
- Large Master Suite with large walk in robe, and spacious ensuite
- Formal living to the front close to the master bedroom that could easily suit mum and dad for separation when the children are in bed
- Bedroom 2 / 3 spacious with built ins
- Bedroom 4/study to front of property
- Large laundry
- Alarm system
- Split system Air-Conditioning
- Location, Five minutes' walk to local schools, university
- Side access, room for your caravan or boat

4 2 3 701 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1555
<b>Land Area</b>	701 m2

**AGENT DETAILS**

Justin Voss - 0400 822 069

**OFFICE DETAILS**

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



This is a spacious, low maintenance family home surrounded by immaculate properties and friendly neighbours.

Edgewater Place is highly sought after due to the location, quality of neighbouring residences and the serenity of the area. A stones through from all the feature lakes and pathways that make Sippy Downs a very popular location in the Sunshine Coast.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*