

That's an error.

That's all we know.



















603, 25 Chancellor Village Boulevard, Sippy Downs



## CHEAPEST UNIT ON THE COAST

Make this your home or investment.

This unit will be sold.

Building only 8 years old.

This unit is currently grossing \$25,840 per year.

\$11,000 of which is tax-free as part of the Governments NRAS incentive.

Ask to see the income summary sheet, net return over 6.1%.

A couple of very handy extra features, unit 603 has no stairs to walk up when bringing the shopping to the front door. Also this unit has a good size back yard with a private access gate, useful for storing the bicycles.

This unit is part of "The Parks" an Architecturally designed, modern complex encouraging a relaxing atmosphere with swimming pool and BBQ area. It is walking distance to Coles and the Sippy Downs Shopping Centre, Child-Care Center and Tavern.

Only minutes away from Private and Public Schools and the USC, one of Australia's fastest growing Universities.

There is very easy access to public transport and the Sunshine Coast Motorway and Bruce Highway.

Sippy Downs boasts one of the lowest vacancy rates on the Sunshine Coast. This is a prime investment, priced to sell.

Please call Myles to arrange your inspection.

*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.*

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**Price** SOLD for \$280,000

**Property Type** Residential

**Property ID** 2437

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs

Shop 2B/1 Chancellor Village

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Australia

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