

Sold



22 Magellan Cres, Sippy Downs



## ANOTHER PROPERTY SOLD BY WES RATCLIFFE

Ideally positioned directly across a locals only street from popular Eaton Park, 22 Magellan Crescent is a desirable family abode that offers up plenty!

Sitting atop a pan flat, easy care allotment just moments from local schools both private and public, as well as the University of the Sunshine Coast and a myriad of local shops and cafes, all your daily needs will be well within reach.

Stepping inside, the open plan living area really is the heart of the home. Soaring ceilings invite the natural light in and give a real sense of character and space; seamlessly connecting the well appointed kitchen to the covered outdoor area. This is where plenty of time will be spent, relaxing with family or entertaining friends.

A separately accessed media room is a smart addition to a refreshingly non standard floor plan, offering up an array of alternate functions, perhaps as a work from home option, extra oversized bedroom or simply leave it as is for the perfect home cinema experience!

Extras - Reverse cycle air conditioning, fully fenced yard, fans throughout, two x garden sheds, huge bedrooms, oversized double garage, 1.75 kW Solar with SMA inverter, established gardens.

This is a home suitable for first home buyers, investors or those looking for a well-positioned home where there's nothing to do but move in and enjoy!

Contact Wes to organise your inspection today!

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<b>Price</b>	SOLD for \$502,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3046
<b>Land Area</b>	450 m2

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527  
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
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