

That's an error.

That's all we know.



















6 Windermere Way, Sippy Downs



### APPEALING STREET FRONT ARCHITECTURE

Sippy Downs has been designated as a 'Knowledge Hub' in the Queensland Government's [South East Queensland Infrastructure Plan and Program](#) and is master planned as Australia's first university town. When it was first opened in 1996 it had just 542 students. Today it is home to over 15,000 students.

Windermere Way is perfectly positioned to take advantage of the university grounds and surrounding facilities with easy access down Albany Street onto the uni walkways. The investment protection of being located in the "uni precinct" is a valuable addition to this spacious family home.

The outdoor enthusiast is well catered for at this residence with large outdoor decking and undercover entertaining. We are confident in saying that this home will be the new 'go to' for all of your family and social gatherings as the backyard and outdoor areas are a great focal point.

The street appeal of the residence is highlighted by the timeless skillion roof lines that provide straight walls and large indoor rooms. A stylish raised portico entry adds to the road side appeal and separates this family home from the cookie cutter project home.

Internally the home has a large formal living space which could also provide a designated play area for the children. Further open plan living and dining adjoins this area and overlooks the outdoor entertaining. Large sliding doors provide easy access for all year round entertaining.

Features to be admired include:

- Under roof alfresco area protected from elements for year round use. This space overlooks the gardens
- 4 large bedrooms with spacious built in robes
- Master bedroom complete with private ensuite
- High ceilings throughout residence gives a real "WOW" factor in the main living area
- Private off street parking provides additional parking for boat or caravan
- Large double garage has secure internal access to main residence
- Air-conditioned living quarters

Contact Indy or Justin to arrange a private viewing on 0404 155 581 or 0400 822 069.

*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*

4 2 2 489 m2

**Price** SOLD for \$593,000  
**Property Type** Residential  
**Property ID** 4234  
**Land Area** 489 m2

### AGENT DETAILS

Indiana Voss - 0404 155 581  
 Justin Voss - 0400 822 069

### OFFICE DETAILS

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



*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*