

SOLD



3 Bernheid Crescent, Sippy Downs



## Perfection in a great location

A large block, immaculate finishes and one of the Sunshine Coast's best-equipped suburbs combine to create the perfect home for families and investors alike.

3 Bernheid Crescent comes complete with 3 bedrooms, 2 bathrooms, open plan layout, double lock up garage, air conditioning and ceiling fans throughout, outdoor entertaining deck, huge backyard, established gardens and side access.

Indeed, this property sits apart from the rest. Positioned on a large block with the actual house occupying its portion at the front of the property. This clever design means that the rest of the backyard is free for a playground, pool or even a shed. The gardens are well established creating a wonderful sense of privacy.

The house itself is designed to pair perfectly with the Australian

 3  2  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1011

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

**code**  
PROPERTY GROUP

conditions, the open plan layout provides plenty of natural light, while the air conditioning and ceiling fans will make summertime a breeze.

While the property itself will tick all the boxes, it's the suburb of Sippy Downs that tends to get people most excited. A 2-minute walk will connect you to the myriad of walking tracks that meander through the many resident lakes. A little bit more walking, or a very short drive, will have you at the Chancellor Village Shopping Centre, several primary and secondary schools and the Sunshine Coast University. In case you need to venture further afield, Sippy Downs is a convenient 5-minute drive from both the Sunshine Motorway and the Bruce Highway.

If you see yourself making the most of every desirable amenity or relaxing on your own deck of an afternoon, then you simply must inspect this home.

At a glance:

- 3 bedrooms, 2 bathrooms
- Open plan layout, air conditioning and ceiling fans throughout
- Double lock up garage
- 554m<sup>2</sup> block, huge backyard with room for a pool, playground or shed
- Established gardens and side access
- A myriad of lakeside walking paths
- 2 minutes' drive to Chancellor Village Shopping Center
- 5 minutes' drive to primary and secondary schools and the Sunshine Coast University

*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.*