

SOLD



2, 26 Flame Tree Avenue, Sippy Downs



## Contemporary Duplex Opportunity!

Investors, downsizers, and entry level buyers - check out this contemporary duplex, facing a whisper-quiet laneway in popular Sippy Downs, offering low maintenance living of the highest calibre where you can simplify your life without sacrificing lifestyle.

Comprising three bedrooms, two bathrooms, open plan living flowing to north-east facing covered alfresco patio, modern kitchen, and oversized double lock up garage with laundry; it is an ideal size for a couple or small family, and if you work at one of the local schools or the university, the location is gold!

Tasteful modern décor, split system air-conditioning x 2, ceiling fans, carpet in bedrooms, easy-care tiled flooring in living, separate bath and shower in main bathroom, stone benches and stainless steel appliances in kitchen, built-in bar/servery in

 3  2  2  170 m<sup>2</sup>

**Price** SOLD for  
\$650,000

**Property Type** Residential

**Property ID** 1928

**Land Area** 170 m<sup>2</sup>

**Floor Area** 149 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
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dining, sliding door access from garage to garden plus internal access to home, block out blinds on western side of the home, and crimsafe screens - are features of note.

There is a pedestrian gate to a grassy area at the side of the home with room for small pets and children to play, and there's plenty of local parks and playgrounds too for them to make new friends and enjoy good old fashioned outdoor play; the connectivity around the entire estate is excellent with abundant walking/cycling tracks in delightful bushland settings providing pleasant space to exercise.

Currently tenanted until March 2022 - you can continue to rent out in this tight rental market as an investor or be ready to move straight into at settlement. The neighbouring duplex is also available to purchase, each is strata titled, so can be sold individually or together; and combined sit on 606m<sup>2</sup> parcel of land. Buyers in the market for dual living should also take a serious look at this - it could be the perfect solution.

With supermarkets, tavern, general retail, sporting facilities (that may even be utilised in the 2032 Olympics), Sunshine Coast university, catholic and public schools, and childcare - all just a few minutes away, this is one of the region's most family-friendly places to live and invest.

Major hospitals, stunning beaches, shopping centres and cinemas, and the Sunshine Coast Airport are within a 15-20 minute proximity - and Brisbane is just an hour down the nearby M1. This is an investment in a central location that's star continues to rise.

- Contemporary duplex in laneway setting
- 3 bedrooms, 2 bathrooms, central kitchen
- Air-conditioned open plan living & dining
- North-east facing private covered patio
- Grassy area at side for small pets/children
- Modern finishes throughout, light & airy

- Oversized DLUG with laundry facilities
- Currently tenanted until March 2022
- Suit downsizer, first home buyer, investor
- Adjoining duplex also for sale - buy 1 or both
- Low maintenance lifestyle or investment
- Close to schools, university, parks, shops
- 15 mins to beaches, hospitals, cinemas

*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.*