

SOLD



## 4 Mozart Street, Sippy Downs



### Low Maintenance Family Entertainer

Purchase this impeccably presented home in a sought-after pocket of Sippy Downs and put out that welcome mat, as you will have many visitors popping in for a swim in the pool, a cuppa, or a wine or two on the north facing patio: it's a wonderful family-friendly home perfect for entertaining and relaxing.

Across a single level the home comprises four bedrooms, two bathrooms, two separate living areas, study nook, central kitchen, covered patio, separate laundry, and double lock-up garage plus gated side access on a low maintenance 465m<sup>2</sup> block.

Light-filled throughout with a soft white colour palette, the home's features include split system air-conditioning in the dining/kitchen area, ceiling fans throughout, stainless steel appliances, induction cooktop, separate shower and bath in family bathroom, generous storage, lock-up garden shed, and a

 4  2  2  

465 m<sup>2</sup>

**Price** SOLD for  
\$915,000

**Property Type** Residential

**Property ID** 2862

**Land Area** 465 m<sup>2</sup>

**Floor Area** 189 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

Lori Wyer - 0408 264 446

### Office Details

Code Property Group

9/15 Nicklin Way Minyama,

QLD, 4575 Australia

4.5x5.8m salt-chlorinated inground pool.

07 5438 3444

**code**  
PROPERTY GROUP

The home has been well maintained by current owners and is move-in ready 'as is' or rent out for attractive income stream in this ever-popular suburb, the education capital of the Sunshine Coast; it's a great place to live and a smart place to invest.

Just 150-metres to a fabulous central neighbourhood park where the children can make new friends and enjoy socialising a safe distance from home; plus, a short drive (or bike ride) to local schools, sporting/leisure facilities, the university, shopping, and tavern - the daily essentials are quick and easy to access.

Major hospitals, shopping centres, patrolled beaches, and the local airport are within a 10-20 minute radius; and it's only 15 minutes to Mooloolaba. Access to the Sunshine Motorway via Claymore Road is also ultra-speedy connecting you to the coast or the M1 to Brisbane Airport in one-hour.

From childcare to university - you can raise your family right here from those early formative years right through to tertiary education; it could well be your forever-home, and why not? It offers well-located easy-care living suitable for all ages and stages in life, it is a place you will be proud to call home.

- Family-friendly, low maintenance living awaits
- 4 bedrooms, 2 bathrooms, 2 separate living areas
- North facing alfresco patio + inground pool
- Generous sized kitchen with induction cooktop
- A/C in main living, ceiling fans throughout
- DLUG + gated side access + onsite visitor parking
- Fenced grassy backyard, lock-up garden shed
- Footsteps to fabulous central neighbourhood park
- Short drive to university, quality schools, & shops
- Quick easy access to Sunshine Motorway & M1
- 15 mins to stunning beaches, 17 mins to SCUH

*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.*