



## FOR SALE

### DECEASED ESTATE, CONTRACT CRASHED, PRICE REDUCED

THIS IMMACULATE 4 BEDROOM 2 BATHROOM HOME IS SITUATED IN THE HEART OF SIPPY DOWNS, WITHIN WALKING DISTANCE OF THE MAJOR SHOPPING CENTRE, COFFEE SHOPS, MEDICAL CENTRE, THE SUNSHINE COAST UNIVERSITY, SIENA CATHOLIC COLLEGE AND THE CHANCELLOR TAVERN. THERE IS HUGE POTENTIAL FOR OUTDOOR LIVING AND FOR YOU TO ADD YOUR PERSONAL TOUCH. THE TWO SEPARATE LIVING AREAS ARE IDEAL FOR THE GROWING FAMILY.

OTHER FEATURES INCLUDE:

- \* SIDE ACCESS FOR CARAVAN OR BOAT STORAGE ON A SOLID CONCRETE PLATFORM.
  - \* MATURE LOW MAINTENANCE GARDENS.
  - \* SET UP FOR LIMITED MOBILITY AT ENTRANCE AND BATHROOMS.
  - \* 10 MINS TO MOOLOOLABA BEACH AND COFFEE SHOPS.
  - \* LARGE WALK IN ROBE.
- CALL PAUL NOW FOR A INSPECTION

4 BED | 2 BATH | 0 CAR

PRICE:  
\$495,000

OPEN FOR INSPECTION:  
N/A



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