

# 68 Statesman Circuit, Sippy Downs, QLD, 4556



## House For Sale

Friday, 15 November 2024

68 Statesman Circuit, Sippy Downs, QLD, 4556

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Gavin Flaton  
0754501515

## Perfectly Positioned Entry-Level Opportunity - REF: 4302

This quality, neat, and tidy three-bedroom residence sits on a 525m<sup>2</sup> block with no rear neighbors, offering a fantastic entry-level buy with endless potential. The home, in its original condition, is ideal for first-home buyers or investors.

Key Features include:

- Three generous-sized bedrooms, all with built-in robes and ceiling fans
- Master bedroom with walk-in robe and access to a two-way bathroom
- Air-conditioned, open-plan living area
- Tiled lounge room with sliding glass doors opening to the rear patio and yard
- Spacious, user-friendly kitchen with ample bench and cupboard space, under-bench oven, ceramic cooktop, retractable rangehood, and dishwasher
- Tiled dining area with abundant windows, allowing natural light to fill the space
- Large, north-facing undercover entertainment area
- Private, fully fenced backyard with plenty of room for children or a potential swimming pool
- Garden shed and no neighbors at the rear
- Remote double lock-up garage with internal access
- Security screens installed throughout

Low-maintenance home with long-term tenants in place, currently rented at \$620.00 per week until 17th February 2025  
Last rental increase was February 2024

Situated in a family-friendly street, within walking distance to local schools, parks, lakes, and the university  
Perfect for those entering the market or an astute investor seeking a well-priced property with ample yard space  
Great location, private backyard, and plenty of potential - this home ticks all the boxes. Call Gavin Flaton at 0414 826 687 to arrange a private viewing.

For more information, please phone Gavin Flaton on 0414 826 687.

**\*\* Disclaimer\*\***

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