

**107/11 High Street, Sippy Downs, QLD, 4556**



**Unit For Sale**

Thursday, 21 November 2024

107/11 High Street, Sippy Downs, QLD, 4556

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## **Terrace Level Apartment with Courtyard**

Located in the highly desirable "High Street" building, this ground floor apartment offers a perfect blend of modern living and resort-style amenities. Designed to maximize space and natural light, the apartment features two generous bedrooms that provide peaceful views.

The thoughtfully designed floor plan includes two modern bathrooms, an open-plan living and dining area that flows seamlessly onto the main balcony, and a well-appointed central kitchen with sleek 40mm stone benchtops, stainless steel appliances, and soft-close drawers.

A separate laundry and secure basement parking add to the convenience, while air conditioning in the master bedroom and living area, ceiling fans and window furnishings ensure comfort and style throughout.

Step outside and you'll find a podium area featuring a 25-meter lap pool, BBQ areas, leafy gardens, and outdoor furniture, providing the perfect setting for relaxation and socializing.

Positioned in a high-growth technology hub, this apartment offers unbeatable convenience. Schools, the University of the Sunshine Coast, public transport, shopping centers, and employment opportunities are all within easy reach. Vacancy rates in the area are below 1%, making it highly attractive to both residents and investors.

Within walking distance are leisure and sporting facilities, Chancellor Secondary College, Woolworths, specialty retailers, taverns, and cafes. Major attractions like Mooloolaba Beach, Sunshine Plaza, Kawana Shopping World, and top hospitals are just a short drive away.

For your peace of mind, the complex is equipped with 24/7 surveillance and controlled access, ensuring a safe and secure living environment. On-site management is always available to address any concerns promptly and maintain the smooth operation of the complex.

Whether you're looking for a new home or an investment, this apartment is perfectly positioned to offer a lifestyle of comfort and convenience.

Age - 6 years approx

Internal Size - 81m<sup>2</sup> approx

Balcony Size - 21m<sup>2</sup> approx

Lease Expiry - 27/01/25

Current Rent - \$540 per week

Council Rates - \$2,524 p/a approx.

Body Corp Levy - \$4,979 p/a approx.