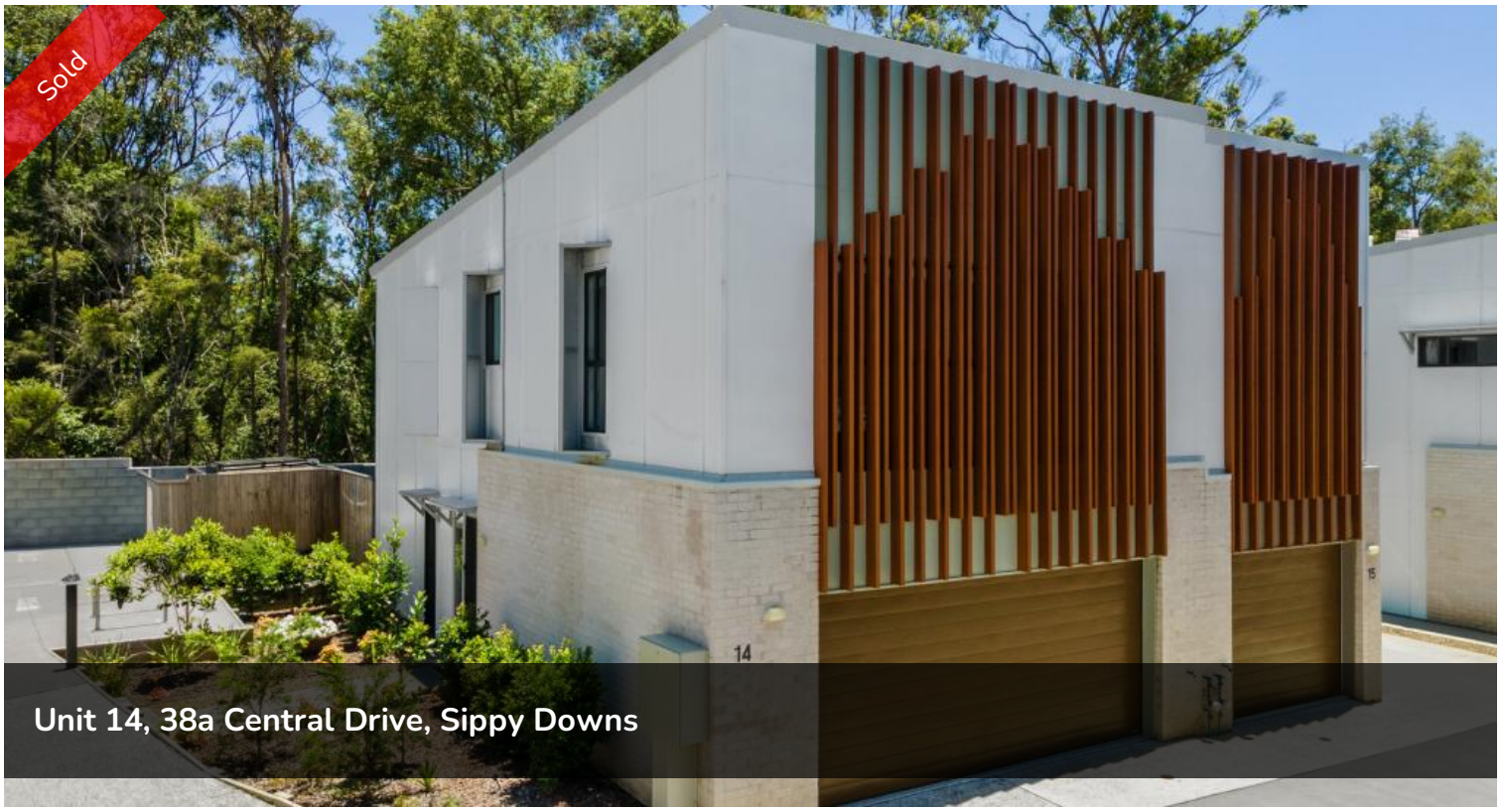








Stylish, Modern Townhouse in Prime Sippy Downs Location!

3 2 2

Discover the perfect blend of suburban serenity and urban convenience nestled within the desirable Central Residences complex at 14/38a Central Drive, Sippy Downs. This contemporary townhouse offers an exceptional opportunity for first-time buyers, astute investors, or those seeking to downsize without compromise.

Positioned at the end of a boutique complex of just 28 homes, this thoughtfully designed property welcomes you with a sleek modern facade and meticulously landscaped entry. Inside, the light-filled open-plan living area features air conditioning and flows effortlessly to a north-facing undercover alfresco zone, providing a tranquil outdoor retreat ideal for entertaining or quiet relaxation.

The heart of the home is the modern kitchen, boasting stone benchtops, premium appliances, and a breakfast bar - perfect for culinary adventures. Practical features include a separate laundry, powder room and ample under-stair storage.

Upstairs, you'll find three generously sized bedrooms, all fitted with ceiling fans. The master suite boasts a serene leafy outlook and enhanced comfort

Price	SOLD for $768,000
Property Type	Residential
Property ID	619
Floor Area	158 m2

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with air conditioning, a walk-in robe, and a luxurious ensuite featuring a double vanity. An additional sitting area on this level offers flexibility for relaxation, work, or play.

Packed with premium features, this townhouse includes a 6kW solar system, 2.7m high ceilings, and an extra-wide double auto garage with internal access & epoxy flooring. Positioned just minutes from the University of the Sunshine Coast, shopping centres, vibrant cafes & restaurants, medical centres and leading schools, 14/38a Central Drive delivers an unmatched lifestyle of convenience and sophistication.

Features include:

· 3 spacious bedrooms, all with ceiling fans & robes
· Master suite complete with air-conditioning, walk-in robe and luxury ensuite
· Open plan air-conditioned living and dining downstairs, separate sitting area upstairs
· 2.7m high ceilings throughout
· Separate laundry, downstairs powder room
· 6kW solar
· Modern kitchen with stone benchtops, plumbed fridge space, dishwasher, breakfast bar, and ample storage
· North-facing private undercover alfresco area overlooking the fully fenced, low maintenance courtyard, complete with convenient side gate access
· Large under-stair storage cupboard
· Extra-wide double auto garage for extra storage with internal access & epoxy flooring

Important Facts:

· Year built: 2023
· Body Corporate Fees: approximately $3,104.00 per annum including Building Insurance
· Council rates: approximately $1,114.00 per 6 months
· Water rates: Separately metered and individually charged
· Rental Appraisal: $700 - $720 per week on the current market
· NBN connection available: Fibre to the premises (FTTP)
· Pet friendly complex with Body Corporate approval
· School Catchment: Chancellor State College (Primary & Secondary)

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.