

Sold



11 Columbia St, Sippy Downs



*Be in by Christmas! Very Liveable Renovator's Delight, Side Access, Walk to Schools, Shops and Transport*

Amber Fox is thrilled to present this big low-maintenance family home to the market for sale. Owners would love to be sold and settled by Christmas, but of course, if you need longer that's ok too! They say in real estate location and opportunity is key, and this centrally located home in quiet suburban street is just screaming location! Plus owners are wanting to move on, this home is solid but in original condition so is a renovators delight thus presents the opportunity ... will you be the one to secure this location and opportunity!

Features about the home you'll love:

- 2 living areas, generous formal L-shaped lounge with bay window and dining room plus a separate whopping big rumpus/family room
- 4 bedrooms, large main with ensuite and walk-in-robe
- Central Kitchen with Dishwasher that overlooks backyard
- Huge fully fenced backyard with side access, chicken coop, lots of room to plant veggies and garden shed

🏠 4 🚗 2 🚲 2 📏 700 m2

Price	SOLD for \$494,000
Property Type	Residential
Property ID	17
Land Area	700 m2

*Agent Details*

Amber Fox - 0405 357 735

*Office Details*

The Property League  
07 5476 3579

**AroRealty**

- A couple of the bedrooms have been rented to students for \$190 per week so you could consider the same
- Partially covered patio with outlook over yard ... plenty of room for a pool, kids and pets

Inspections are welcome through the week and check open house times also --- Time is of the essence ... get in quick and seize the day.

*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.*