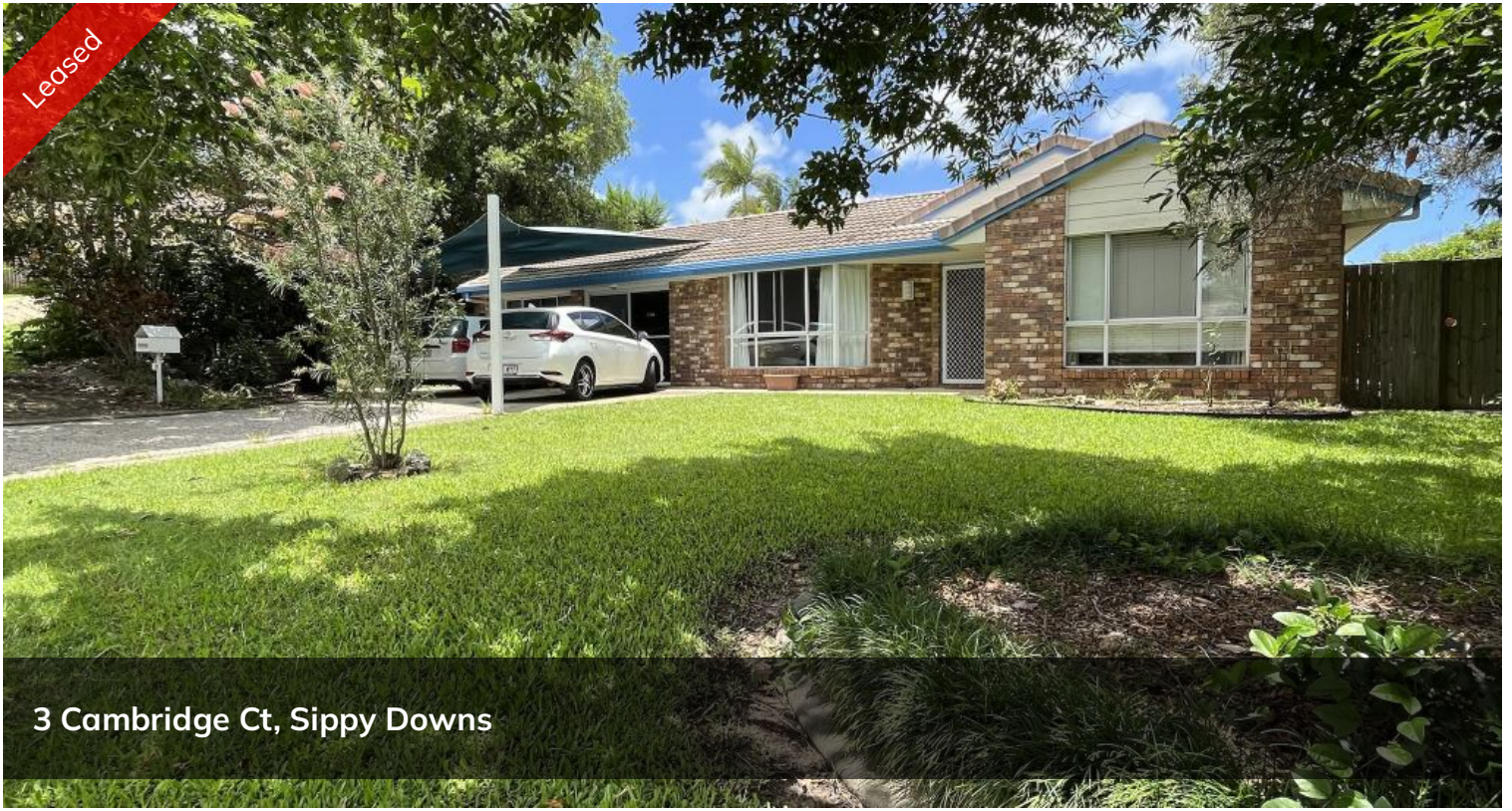


Leased



3 Cambridge Ct, Sippy Downs



## Large Family Home with Separate Self-Contained Studio

Wow ... there is so much on offer at this open and light family home in a quiet cul-de-sac in central Sippy Downs! Very close to Windmill Park and a walk to Siena Catholic College, this home boasts lovely open plan living plus the luxury of a self-contained area perfect for older children, the grandparents or to work from home.

At the front of the house is the master bedroom with a walk-through robe and ensuite, plus the L-Shaped formal lounge and dining. The centre of the home offers the open plan kitchen and dining which has A/C and room for a bit of a rumpus also. At the back of the home is 3 medium-sized bedrooms all with built in robes and ceiling fans plus the main bathroom and separate toilet.

The garage has been nicely converted to a studio with kitchenette and bathroom. Ideal for larger families, families with older kids or grandparents who want their own space or most perfectly for those who work from home and want to be separate from the house,

🏠 5 🛏 3 🚿 2 📏 737 m<sup>2</sup>

Price	LEASED
Property Type	Rental
Property ID	305
Land Area	737 m <sup>2</sup>

### Agent Details

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The Property League  
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AroRealty

especially if they have clients coming to see them.

As the garage has been used for this studio, there is no lockable car accommodation or access to the studio from the house. There is a sail which is in the process of being replaced for shade, and room for 2-3 cars off the street so don't worry, you can still get your groceries and kids in with ease :-). There is a good sized walk-in garden shed, plus an enormous covered patio area with plenty of room for kids and pets. This area is a huge highlight for this lovely home.

As you know, the Sippy Downs area is home to the University of the Sunshine Coast, Youi, Woolworths, Coles, Subway, McDonalds and a few of the Coast's most prized schools. Siena Catholic College, Matthew Flinders Anglican College and the Chancellor Park State Schools are all nearby, plus Sunshine Coast Grammar just a short drive along the Tanawha Tourist Drive. Public Transport and walking/riding tracks are all close and the owners would love a long-term tenancy, pets will be considered upon application.

NB: The owner would consider leaving some or all of the furniture in the photos at the property, but it can of course also be provided completely empty. Water consumption will be the tenants responsibility.

*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.*