

# AMBER WERCHON

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## 24 Oak Grove Way Sippy Downs QLD

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Amber Werchon Property presents to the market, 24 Oak Grove Way, Sippy Downs: this light-filled family home on a 706m<sup>2</sup> corner block with wide street frontage and side access for boat/caravan plus a sparkling inground pool, offers an exceptional opportunity to invest in the Sunshine Coast's education capital with lashings of lifestyle also a feature.

Across a single level the home comprises four bedrooms, two bathrooms, central kitchen, open plan living and dining, full length covered front verandah with sunny north-easterly aspect, rear covered terrace overlooking pool, separate laundry, and double lock-up garage.

Attractive bay windows x 3, split system air-conditioning in living, security screen doors, separate bath and shower in main bathroom, and 6.6kW solar power - are among the

**Price** : UNDER CONTRACT  
**Land Size** : 706 sqm  
**View** : <https://www.amberwerchon.com.au/8091401>



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ARTIST'S IMPRESSION ONLY: Every effort has been taken to ensure the accuracy of this floor plan's measurements and areas; however, measurements are approximate, and no responsibility is taken for any error or misrepresentation made by the artist. No guarantee is offered, and the use of this floor plan is for illustrative purposes only.

24 Oak Grove Way, Sippy Downs

INTERNAL - 136 SQM  
EXTERNAL - 54 SQM  
GARAGE - 36 SQM  
TOTAL - 226 SQM