

Property Information

From the owners of

11 Ashby Street, Sippy Downs



Configuration	4 Bed + 2 Bath + 2 Car
Land & Property Size	Land: 450sqm Property: 187sqm
Rates	The rates are approximately \$2,850.52 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$830.00 to \$880.00 per week.
What first attracted you to this home?	It is located in the Chancellor Park Estate. In 2006, I purchased the land and built the home as an investment. I recognised the great potential of the location due to its close proximity to childcare, all levels of schooling and a university – all within the one area. The estate also offered an established shopping precinct with supermarkets, a medical centre, post office, petrol station, and tavern. At the time, many more shops and businesses were also being developed. It is a wonderful location for families, with walking tracks, park areas and everything at your fingertips – an ideal setting for growing families.
What is the construction of the property and roof?	Property: brick veneer construction Roof: tiled
When was the home built and who was the builder?	Year Built: 2006 Builder: Coral Homes (Hamilton 187 design)
Why are you selling?	Purchased as an investment; now retired.
Inclusions to stay	Dishwasher, Blinds & Curtains.
Any cooling or heating?	Air-conditioning in the main living area, master bedroom, and second bedroom; ceiling fans throughout the home.

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School catchments	Chancellor State College – Prep to Year 12
Closest public transport	Bus Stop: University Way (near Bateman St) Bus Stop: Albany St (near Windermere Way)
Any other benefits?	<ul style="list-style-type: none">• Spacious, and fully fenced backyard.• Located in a quiet street within a friendly neighbourhood.• Close to childcare, schools, university and local shopping precinct.