






9 Hereford Street, Sippy Downs

Modern Home in Prime Sunshine Coast Location

Welcome to 9 Hereford Street—a beautifully presented low-set home offering effortless living in a sought-after Sunshine Coast location. With four spacious bedrooms, two modern bathrooms, and a double lock-up garage, this property caters perfectly to families, first-home buyers, or downsizers looking for a low-maintenance lifestyle without compromise. The heart of the home is a sleek, modern kitchen equipped with quality appliances including a dishwasher, seamlessly connecting to the open-plan living and dining areas. Enjoy year-round comfort with reverse cycle air conditioning and a private outdoor entertaining area, also equipped with heaters, ideal for relaxing or hosting guests.

Set on a fully fenced block, this home combines privacy with convenience. Located just 5 minutes from UniSC, 15 minutes from the Sunshine Coast University Hospital, and only a short 15-minute drive to stunning local beaches, this address places you right in the heart of everything the Coast has to offer. With nearby shops, schools, public transport, and easy access to the Bruce Highway, 9 Hereford Street is an unbeatable opportunity to enjoy lifestyle, location, and low-maintenance living in one complete package.

4  2  2 

FOR SALE
Please Call

AGENTS

Jack Cornford
0484 241 803
jack.cornford@ljhooker.com.au

Xavier Martin
0435 947 427
xavier.martin@ljhooker.com.au

AGENCY

LJ Hooker Caloundra | Aura
(07) 5318 7277

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Key Features:

4 bedrooms, 2 bathrooms, 2-car garage
Reverse cycle air conditioning
Outdoor heaters for cozy winter nights
Solar panels on the roof
Master bedroom with ensuite and walk in wardrobe
Built-in robes in all other bedrooms
Stylish, modern kitchen with dishwasher
Lowset, low-maintenance design
Fully fenced yard for privacy and security
Outdoor undercover entertaining area
Ideal for families, first home buyers, or downsizers
Prime Sunshine Coast location: 5 mins to UniSC, 15 mins to SCUH,
15 mins to beaches
Close to schools, shops, public transport, and Bruce Highway access

This opportunity won't last long —homes in this prime location are in high demand. Whether you're looking to settle in, invest, or downsize with ease, 9 Hereford Street ticks all the boxes.

Don't wait! Contact:

Jack Cornford 0484 241 803 or
Xavier Martin 0435 947 427
today to arrange your inspection.

MORE DETAILS

Property ID	316HYX
Property Type	House
Land Area	300 m2
Including	Air Conditioning Dishwasher Built-in-Robes Fully Fenced Solar Panels

Jack Cornford 0484 241 803

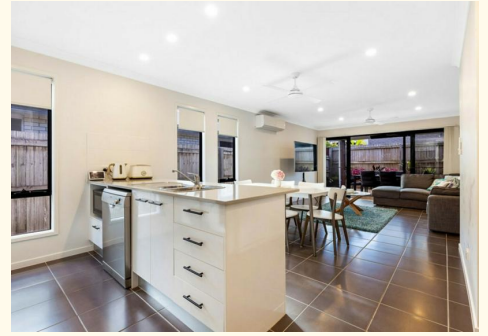
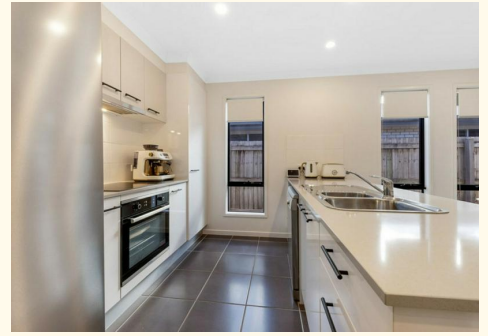
Principal | jack.cornford@ljhooker.com.au

Xavier Martin 0435 947 427

Sales Consultant | xavier.martin@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551
caloundraaura.ljhooker.com.au | aura@ljhooker.com.au



9 Hereford Street, Sippy Downs



This floor plan is conceptual only, it is provided for illustrative purposes and should not be relied upon. We make no guarantee as to the accuracy of this plan, all interested parties should make and rely on their own enquiries in determining the accuracy and information contained on this floor or site plan.