

1/58 Snowy Crescent, Nirimba, Qld 4551

Sold Duplex/Semi-detached

Monday, 11 September 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type:

Duplex/Semi-detached



Matthew Kelly

\$699,900

Construction is now underway with individual registration of titles due to be completed by September 2023. These are large duplexes, larger than a great many nearby houses, impressive externally, impressive and spacious internally. At the other end of the new 'Space Park' and only a short walk to the Nirimba Primary School and sporting fields, this is an enviable, highly sought-after location with shopping facilities, walking trails, and cycle paths on your doorstep. Tree-lined walkways and veloways connect you to the whole Aura community. The two impressive units are built at right angles to each other to ensure complete privacy to one another. Lower level includes a spacious living area, a modern kitchen, separate laundry with adjacent wc, double garage, and roofed patio. The upper level provides three bedrooms, master bedroom with ensuite and large walk-in wardrobe, bedrooms two and three with built-in wardrobes, main bathroom, separate wc, walk-in linen cupboard, and lounge or retreat area, and an additional study or office. Cement rendered brickwork to lower level exterior walls, core filled concrete block (dividing) party wall and Hardies weatherproof external cladding to upper level perimeter walls. Air-conditioned living areas and main bedroom, quality range of sunblock blinds to all windows and glass sliding doors, fully fenced in compliance with development covenants, side access gate, turfed, and decoratively landscaped providing instant street appeal. 450mm tiles, quality carpet with underlay, and a higher level of inclusion than you'd normally come to associate with a duplex build. Corner location with each dwelling having its own separate title with no-body corporate fees. Available to be secured now on a \$5,000 deposit with no progress or build payments. Settlement upon completion makes this perfect for first-home buyers as no need to juggle progress payments while renting and government grants will apply. Or for investors, no build payments and terms to allow tenants and an instant return upon settlement - no wasted income. Please email the agent for full plans, photos, and more information. Virtual tours and photos of previous builds are available upon request.