

**10 Hem Lane, Nirimba, Qld 4551**



**Sold House**

Wednesday, 23 August 2023

10 Hem Lane, Nirimba, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steve Nelson  
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**\$700,000**

Welcome to 10 Hem Lane, located in Nirimba within the forever popular Aura Estate. Ideally located is this absolutely flawless, low-maintenance Townhouse that is the perfect harmony between style, sophistication and comfort. This home is Under Construction, and completion due February/24, so by locking in with a deposit there is nothing more to pay until settlement! The open-plan living/dining space is an entertainer's dream offering a stunning entertainer's kitchen, beautifully appointed with quality appliances, stone benchtops and quality fittings and fixtures with a tasteful colour palate. Boasting four bedrooms, including a master with a walk-in robe and ensuite. The fourth bedroom ideally located downstairs at the rear of the home can be a guest bedroom. The further three bedrooms are fitted with built-in robes, and are serviced by a contemporary family bathroom. The home is equipped with ducted air conditioning throughout the home, providing year round comfort. Positioned in an extremely family-friendly pocket of Aura within a short walk to Nirimba Primary and sporting precinct excellent family parks, and future shopping precinct, it's the ideal location. Features you'll love:- Brand New, built by Ausmar Homes- Four built-in carpeted bedrooms, air-conditioned master including walk-in robe, en-suite.- Guest/4th bedroom downstairs- Open-plan air conditioned living, kitchen, and dining on tiled floors.- Modern kitchen with pantry, dishwasher, stone benches throughout.- Contemporary family bathroom plus a powder room with the third toilet- Auto 2 car accommodation.- Covered outdoor entertaining flowing to low maintenance yard.- Fully fenced with 3000l grey water system - Colourbond Roof- Low Maintenance yard and gardens on 272m2 land- Close to Schools, Parks and Sporting fields.- Rental appraisal \$660 P/W Contact Steve Nelson for a Information Pack including plans, inclusions, colour palate and a full scope of specs on this fantastic opportunity. Sunshine Coast Hospital 12 minutes Caloundra Beaches 15 Minutes Sunshine Coast Airport 30 minutes Brisbane 1 hour ( Even shorter when Roys Road bypass opens)