

**11 Boab Circuit, Nirimba, Qld 4551**

**Residential Land For Sale**

Wednesday, 22 May 2024



**11 Boab Circuit, Nirimba, Qld 4551**

**Area: 523 m2**

**Type: Residential Land**



**BOBBY OHARA**  
0491946283



**ADAM DUNLOP**  
0404880869

## FOR SALE

LOT 6093 BOAB CIRCUIT, NIRIMBA This lot is registered and ready to buy and build on straight away ... no waiting is needed. House packages Options Available. Nestled within the embrace of the northern Bell's Creek conservation area, 11 Boab Circuit, Nirimba, is cocooned by majestic native trees, presenting an idyllic slice of Sunshine Coast living. It's secluded tranquillity and inherent exclusivity offers a unique allure. Situated just a brief walk from the future city centre, schools and cafes, Boab Circuit boasts proximity to essential amenities with the promise of even greater developments on the horizon. This corner block of land boasts a prime orientation facing northeast. Bathed in the gentle morning light, it welcomes the sunrise with open arms, while offering a sheltered retreat from the harsher afternoon sun. Its unique positioning across the road from a reserve, offers endless possibilities for architectural creativity, maximizing natural light and energy efficiency. Whether envisioning a cosy family home or a stylish urban oasis, this corner block beckons with its promising canvas for creating a harmonious living space bathed in warmth and vitality. Features of Lot 6093 are:- Perfect 523m<sup>2</sup> lot to build your dream home at Aura in this Premium stage- A short stroll from Nirimba State School and a future childcare centre- Walk to three future parks and a future sports park- Enjoy living close to leafy green conservation areas- Corner block with side access options - Great solar orientation Disclaimer: Facade illustration given is an example of house package available. For more information please contact Bobby O'Hara.