

19/25 Banya Avenue, Nirimba, Qld 4551

Retirement Living For Sale

Monday, 8 January 2024



19/25 Banya Avenue, Nirimba, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Retirement Living



Caloundra City Realty
0754919500

\$919,000

Beautifully designed and finished, this quality home is part of the Halcyon Nirimba gated community and offers resort-style living for over 50s. Incorporating a skillion roof and high windows to provide a light and bright living space this gorgeous property has a plethora of features including:- 3 bedrooms; one currently being utilised as a media room- Master bedroom with walk through robe and ensuite complete with double basins and floor to ceiling tiles- Dedicated study- Modern flooring, plantation blinds and high end finishes- Roomy open plan kitchen, dining and living space - Gorgeous kitchen with Smeg appliances, integrated dishwasher, thick stone benchtops, waterfall style island and large walk-in pantry- Main bathroom with floor to ceiling tiles and a separate powder room - Covered front porch - Alfresco with ceiling fan and full length sunblinds overlooking the sizeable fully fenced, low maintenance garden that has been planted with easy care greenery to provide a tropical feel- Double lock up garage with epoxy flooring and additional parking for 2 visitors' cars- Spacious and functional laundry- Rainwater harvesting from a 3000 litre tank that feeds into the laundry, toilets and external garden tap- Climate control with ducted air conditioning and ceiling fans throughout and a 6.5kw solar system in place to lower energy costs As a Halcyon Nirimba resident you will benefit from full access to 5 star facilities and a variety of activities including:- Heated pool and spa- Pickleball and bocce- Library- Billiard room, darts and table tennis- Fully equipped gymnasium- Luxurious cinema with reclining seats- Art and craft room- Outdoor kitchen, BBQ and pizza oven- Resort community bus/town electric car- Organised events, trips and active social club- Social room with dance floor- Woodwork/woodshop centre With all this on offer it is surprising how much you get for the fully inclusive weekly site fee of \$219.60 (adjusted annually). Some residents may be eligible to apply for Government Rent Assistance based on Centrelink means testing which further reduces this already attractive fee. Other advantages of purchasing here include:- No entry, exit or deferred payment fees- No Stamp Duty- No council rates- 100% capital growth upon sale- Pets are welcome! Located: 15 minutes from the restaurants, shops, surf and sand at Caloundra, 8 minutes from Baringa's retail hub which includes Whites IGA and Baringa Tavern Close to the heart of Aura and the major shopping centre planned for this location With access to the newly opened Bells Creek Arterial that leads out to the Bruce Highway 15 minutes from the shops at Birtinya and the Sunshine Coast University Hospital Your dream home and an unparalleled lifestyle await you at Halcyon Nirimba. Don't miss this opportunity to enjoy a new lease on life. This property is available for private inspection only so please call me today to arrange your exclusive viewing.