

# 2/1 Sunflower Crescent, Nirimba, Qld 4551

## Duplex/Semi-detached For Sale

Saturday, 10 February 2024



2/1 Sunflower Crescent, Nirimba, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 189 m2

Type:

Duplex/Semi-detached



Matthew Kelly

**\$719,000**

Construction is now underway with completion scheduled for June and finalization of the individual titles to be completed in July, 2024. These are large duplex's, larger than a great many nearby houses, impressive externally, spectacular and spacious internally. Several parks, sporting fields, shopping facilities, walking trails and cycle paths on your doorstep with tree-lined veloways connecting you to the whole Aura community. Soon to be completed nearby road links will make both the beach and the commute to Brisbane much easier and far more efficient. The two impressive units are built at right angles to each other to ensure complete privacy to one another with concrete filled party wall between units. Lower level includes spacious living area, modern kitchen with unique step in pantry, separate laundry with adjacent wc, and double garage. Upper level provides three bedrooms, master bedroom with ensuite and spacious walk-in wardrobe, bedrooms two and three with built-in wardrobes, main bathroom, separate wc, walk-in linen cupboard and large retreat. 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 sun block blinds to all windows and glass sliding doors, fully fenced in compliance with development covenants. We have even included solar panels! Fully turfed, and decoratively landscaped providing instant street appeal. Corner location with each dwelling having its own separate title with no body corporate fees. Available to be secured now on a \$5k deposit with no further payments until settlement upon completion. To be 100% finished and ready to move in at settlement. One unit under contract, one remains. Secure now while under construction! \$30k First Home Owner Grant to those who are eligible! Please email the agent for full plans, photos from previous builds, inspections and PDF of inclusions.