

22/25 Banya Avenue, Nirimba, Qld 4551

Retirement Living For Sale

Thursday, 11 April 2024



22/25 Banya Avenue, Nirimba, Qld 4551

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Retirement Living



Janice Nankivell & Petals Waite

\$895,000

OVER 50's RESORT HOME - Located within Halcyon Nirimba Luxury Lifestyle Resort This 'Avoca' is a popular design with an office at the front, entertainers kitchen with a very large open-plan design and flows seamlessly to an outdoor screened patio. The kitchen is one of the largest designs and offers ample storage including a walk-in pantry. There is a private courtyard outside bedroom two an ideal sunny spot in winter to enjoy a morning coffee. The master bedroom is private at the rear and overlooks the gardens. 2 generous bedrooms with robes Study at front of home 2 outdoor living spaces plus front patio 1 full size laundry 2 car garage Parking on driveway for visitors, and visitors spots close by Air-conditioning - 2 x split system This home has one of the largest rear gardens ideal for those who love to garden or have pets who will enjoy - 6.6kw Solar to keep energy bills low - Tiled built in "shampoo shelves" in both bathrooms - walk in shower ready for any mobility needs in future - Plantation Shutters in study and living areas - Luxury blackout and sheer curtains in both bedrooms - Epoxy floor upgrade to patios at front and back - Blinds on rear patio - Front crimsafe security door Features that are sure to impress: Open plan living for easy entertaining. Spacious walk in pantry Stone benches throughout with kitchen bench with waterfall ends and under mount double sink Master bedroom with large walk-in-robe and double vanity ensuite. Guest bedroom with second bathroom offering ultimate privacy, complete with powder room Large outdoor patio with screens to keep dry in wet weather Quality laminate flooring in living area and carpet in bedrooms Water tank Endless storage throughout home Double garage finished with an epoxy resin. Additional visitor parking in front of the garage for your guests Being part of the ever-expanding Aura development ensures that you are investing early and will reap the rewards. With future major shopping centres planned within minutes away you will be at the centre of the Aura hub on the Coast. The opening of Roys Road to the highway will connect you to Brisbane even easier. Easy Access to: Within 10 minutes to Sunshine Coast University Hospital and health precinct. Within 10 minutes to Birtinya Coles, Aldi, cafés and restaurants. Within 5 minutes to the Baringa Retail precinct which includes White's IGA, Tavern, restaurants and cafes. Endless parks, and bikeways to explore the local region. 15 minutes to Caloundra's world class pristine beaches. Benefits of Purchasing at Halcyon Nirimba No Entry or Exit fees and no Deferred payment fees. No Stamp Duty on purchase. Retain 100% Capital Growth on sale. No Council Rates bills. Reduced Electricity costs with 6.6kw Solar. Residents only - no Rentals. Secure living for over 50's. Gated entry and private fenced home. Pets welcome. Five-star features Gold class-style Cinema. Large social room with dance floor and stage. Billiards room. Art and craft room. Activities and meeting room. Library. Heated swimming pool & spa. Lawn bowls. Pickleball and bocce courts. Gymnasium & a selection of fitness classes. Outdoor Firepit. Outdoor Pizza Oven & BBQ area. Community kitchen. Community garden. Fully equipped workshop centre. Resort community bus & electric vehicle for Residents use. Weekly Site fee is \$192.50 per week (for single), with 3.5% annual increase. Residents may be eligible for Government Rent Assistance - Centrelink means tested. Equates to \$10,010 per year - very low for such luxury facilities. Call Petals on 0418 937 424 to book your private inspection today.