

33/25 Banya Avenue, Nirimba, Qld 4551

Retirement Living For Sale

Friday, 5 April 2024



33/25 Banya Avenue, Nirimba, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Retirement Living



Janice Nankivell & Petals Waite

\$935,000

Luxury over 50's Resort - true Lifestyle Living. This 'Cabarita' features an open-plan design and flows onto a spacious tropical style garden. WITH A TONNE OF EXTRA INCLUSIONS... THIS HOME IS SELLING BELOW MARKET VALUE, OWNERS ARE READY TO MOVE ASAP AND REDUCED PRICE! 2 bedrooms with robes 1 multipurpose room/3rd bedroom Separate study Large private rear patio with established gardens with reticulation 1 full size laundry 2 car garage + parking on driveway for additional 2 cars when friends visit Many luxury additions have been included with no expense spared. Fully ducted air-conditioning and solar provide low-cost comfortable living year round. With 2 generous bedrooms, a large Multi-Purpose room and as well as separate study we are certain you will enjoy your new resort home. There's nothing more to do! Features that are sure to impress: ☑ Open plan living for easy entertaining ☑ Quality Smeg kitchen appliances, with fully integrated dishwasher and induction cooktop ☑ Walk in Pantry as well has an abundance of kitchen storage ☑ Master bedroom with huge walk-in robe and double vanity ensuite. ☑ Guest wing with second bathroom offering ultimate privacy. ☑ Second living space, also ideal for guests with sofa bed as 3rd bedroom ☑ Large outdoor patio with irrigated garden for you and your pets to enjoy (larger than standard size) ☑ Ducted air-conditioning and Solar to keep energy bills low ☑ Double garage finished with an epoxy resin and garage racking, for tidy storage ☑ Additional visitor parking in front of the garage. ☑ Full size laundry with private drying court out of vision Additional extra inclusions: ☑ Remote controlled Zip Track screens to rear patio - weather & insect protection. ☑ Crim-safe style security doors to external doors. ☑ Dimmer switch upgrades throughout whole home ☑ Plantation shutters throughout whole home 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 \$219.59 per week ☑ Residents may be eligible for Government Rent Assistance - Centrelink means tested. ☑ Equates to \$11,418.68 per year - very low for such luxury facilities. Call Petals on 0418 937 424 to book your private inspection today.