

46/25 Banya Avenue, Nirimba, Qld 4551

Retirement Living For Sale

Friday, 26 April 2024



46/25 Banya Avenue, Nirimba, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Retirement Living



Janice Nankivell & Petals Waite

\$949,000

Luxury over 50's Resort – with no expense spared on an extensive list of luxury upgrades. This Portsea floor plan features an open-plan design and flows onto a spacious tropical garden. 2 bedrooms with robes 1 multipurpose room/3rd bedroom 1 Study/Activity room – currently a Wine/cellar room 2 outdoor living spaces plus front patio 1 full size laundry 2 car garage + parking on driveway for additional 2 cars when friends visit. The list of luxury additions included are: Built in high-end cabinetry in office currently used as Cellar Powder room upgraded with a built-in cabinet and new basin Media room fit out with built in extensive storage Opulent tailor made curtains ceiling to floor in both bedrooms Feature profile on island bench and upgraded handles Updated appliances to SMEG and integrated dishwasher Master bedroom robe fit out Feature lights in both bathrooms and dimmers on all switches Upgrade to full shampoo shelves in both bathrooms Additional power outlets throughout and upgraded light switches Garage has built in roof space for storage as well as built in cabinetry Ducted Air-conditioning and 6.5kw Solar installed to keep energy bills low Skillion roof offering enhanced natural lighting with additional high windows Higher ceiling and doorways throughout Overhead cupboards installed in laundry 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 not connects 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 IGA, Tavern, restaurants and cafes. Endless parks, and bikeways to explore the local region as well as Dog park close by 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. Call Janice on 0423 604 764 to book your private inspection today.