

**53 Park Avenue, Nirimba, Qld 4551**



**Sold House**

Thursday, 15 February 2024

53 Park Avenue, Nirimba, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: House**



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**\$670,000**

Featuring a low maintenance lifestyle, 53 Park Avenue is a sensational option for those looking to secure their first home or investors wanting to secure an investment in the convenient and ever popular suburb of Nirimba. Less than twelve months old, the home built by Thompson Sustainable Homes, is set on a 200 sqm block with a north east orientation- perfect for summer breezes and protection from the summer sun. Enter the home through the gated courtyard with low care gardens, the living area features 2.6m ceilings, tiled floors and reverse cycle air conditioning for year round comfort. The kitchen features stone benches, striking black cabinetry- a true feature of the open plan living space. Perfectly set up for entertaining, the dining space can easily accommodate a six seater table ideal for hosting family and friends for weekday dinners or a casual BBQ on the weekend. The rear yard accessed by a sliding door in the living room offers space for kids to play or pets to stretch their legs. There is huge potential to further enhance this area should you wish. Upstairs you will find three bedrooms, the owner opted for durable laminate flooring throughout the upper level of the home- perfect for the Queensland climate. The main bedroom has ensuite as well as balcony and sliding door for capturing breezes. The family bathroom is finished with black fittings and fixtures for that contemporary look. This property offers not just practical design but also convenience, bike paths, playgrounds and moments to local schools, eating options and local shops. Easy access to the Bruce High via Bells Creek Arterial road is a game changer for the daily commute both north and south bound. A future proof investment with notable projects such as Westfield shopping centre and university proposed for the area. Notable features of 53 Park Avenue:-- Completed in March 2023 by Thompson Sustainable Homes- Kitchen features stone benches, striking black cabinetry - Bright living space with a northerly aspect & breezes, A/C- Three bedrooms with ceiling fans, 2.5 bathrooms - Tiled floors to living areas, durable laminate flooring in bedrooms- 200sqm block with front courtyard as well as grassed yard- Double garage and pedestrian access from rear lane- End terrace for enhanced natural light and airflow- Two minutes walk to parks, moments to schools- Easy access to Bruce highway and shopping options- Rental appraisal of \$650 per week for investors- Video walk through available, contact agent