

**75/25 Banya Avenue, Nirimba, Qld 4551**

**Retirement Living For Sale**

Friday, 5 April 2024



75/25 Banya Avenue, Nirimba, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 212 m2**

**Type: Retirement  
Living**



Janice Nankivell & Petals Waite

**\$989,000**

Home Design – Sorrento (212.7m<sup>2</sup>) This 'Sorrento' is one of the largest floor plans, with two living areas as well as a separate office space. An Entertainers kitchen with a very open-plan design and flows seamlessly to a spacious outdoor patio. The kitchen is one of the largest designs and offers ample storage including a walk-in pantry. There is a private courtyard outside the media room. The home is meticulously maintained and presented to a high standard having only been completed in March 2023. The Owner has spared no expense on upgrades when building or when styling with window and blind furnishings. In a quiet central position a short walk to the clubhouse and not backing on to any roads. Features that are sure to impress: Master bedroom with walk through robe and double vanity ensuite Second bedroom with robe and luxury shutters at rear overlooking garden Multi-purpose room opens to private courtyard - ideal as extra guest room Walk-in study with built in desk Plenty of storage with two linen cupboards and walk-in storage cupboard Full size laundry with drying court adjoining 2 car garage with epoxy floor Ducted air-conditioning throughout the home 5kw Solar installed to keep energy bills low + plumbed water tank Crimsafe security door Parking on driveway for additional car This home stands out as a "Premium Upgraded Home" with almost \$100,000 of extra's. 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 \$192.82 per week Residents may be eligible for Government Rent Assistance - Centrelink means tested. Equates to \$10,026 per year – very low for such luxury facilities.