

38/25 Banya Avenue, Nirimba, Qld 4551

Retirement Living For Sale

Tuesday, 2 July 2024



38/25 Banya Avenue, Nirimba, Qld 4551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 234 m2

**Type: Retirement
Living**



Janice Nankivell & Petals Waite

Offers over \$1,200,000

Home Design – Whitehaven (234m²) This 'Whitehaven' is the largest floor plan available at Halcyon Nirimba, with multiple living areas inside as well as separate areas for you to enjoy relaxing outdoors so you can enjoy all the seasons in outdoor as well. The kitchen is luxurious and offers ample storage including an expansive walk-in pantry that flows to the laundry offering great functionality. In a central position opposite the clubhouse and not backing on to any roads, the large corner block is highly sought after and offers one of the largest outdoor areas and you can walk around all sides of the home and enjoy the variety of courtyards. Features that are sure to impress: Master bedroom with a very large walk-in-robe and double vanity ensuite. Second bedroom with robe. Multi-purpose room at front that includes a electric fireplace and heater. Plenty of storage with a walk-in storage/linen cupboard. Full size laundry with drying court adjoining. Vinyl flooring throughout and carpet in 2 bedrooms. High ceilings and wide hallways. Kitchen upgraded to Smeg appliances and 900mm wide induction cooktop. R-Osmosis water filter installed in kitchen which removes Chlorine from water. Outdoor Patio has blinds on western side for privacy and screening. Low maintenance easy care gardens with artificial grass. TV Brackets in Master bedroom, MPR and Master bedroom. Workbench and utility cupboards in Garage will remain. Tinted glass in hall to keep floors from fading. 2 car garage with epoxy floor. Ducted air-conditioning throughout the home. 6.6kw Solar installed to keep energy bills low + plumbed water tank. Crimsafe security door. Parking on driveway for additional cars. This home stands out as a "Premium Upgraded Home" as the Owners selected the "Gold package" upgrades when they built. 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 \$227.27 per week from 1 July 2024. Residents may be eligible for Government Rent Assistance - Centrelink means tested. Equates to \$11,818.04 per year – very low for such luxury facilities.