

SOLD



4 Philip Lane, Nirimba



## Minimal Maintenance, Maximum Lifestyle

Invest in the good life with the purchase of this light-filled contemporary residence in a quiet cul-de-sac in the family-friendly Nirimba community, a sought-after suburb within the Aura development in Caloundra South - offering wonderful connectivity, quality infrastructure including schooling and fabulous parks.

Across a single level the home comprises four bedrooms, two bathrooms, two separate living areas, galley kitchen, covered patio at rear, separate laundry with external access, and double lock up garage on a 392m<sup>2</sup> block with fenced backyard.

Split system air-conditioning in master bedroom and living/dining, ceiling fans, stone benches in kitchen and bathrooms, quality appliances, separate bath and shower in family bathroom, roller blinds on windows, security screens, and rainwater tank - are all notable features; and the décor is fresh

 4  2  2  392 m<sup>2</sup>

**Price** SOLD for  
\$850,000

**Property Type** Residential

**Property ID** 2778

**Land Area** 392 m<sup>2</sup>

**Floor Area** 181 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

Lori Wyer - 0408 264 446

### Office Details

Code Property Group

9/15 Nicklin Way Minyama,

QLD, 4575 Australia

07 5438 3444

and modern.

Inside and out, this is an ultra-low maintenance property, easy to clean and care for – giving you more time to do the fun stuff! Just a regular mow is all that's needed to keep the garden looking neat and tidy, and there is room for a pool, if desired.

Located within walking distance to both Nirimba State Primary School (850m) and the Notre Dame College (opening in 2025) – the children can walk to school with ease, and they are spoilt for choice when it comes to parks and playgrounds: from Island Park, Dinosaur Park, Space Park, Whale Park, Nirimba Kids Park and even a dog-park, there's no excuse not to get outside and play.

Caloundra CBD and its stunning patrolled beaches are a 20 minute drive, it's 16 minutes to the university hospital/health precinct, and access to Brisbane has been greatly accelerated with the opening of the Bells Creek Arterial Road connecting south to the M1, making commuting more viable.

Owner is a committed seller and is ready to sign an immediate contract; the market is extremely active, so a quick sale is very likely. Act today.

- Modern family-friendly living in Aura
- 4 bedrooms, 2 bathrooms, 2 living
- Quality kitchen – stone benchtops
- Covered alfresco BBQ patio at rear
- Fully fenced backyard, 392m<sup>2</sup> block
- Split system A/C x 2, ceiling fans
- Security screens, rainwater tank
- Short walk to local parks & schools
- 20 mins to Caloundra CBD & beaches
- Quick easy access to M1 via new route

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more*

*than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*