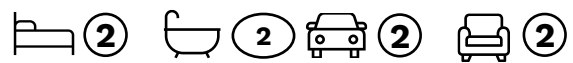


Site 36 Nirimba



Site 36/25 Banya Avenue
Nirimba, QLD 4551



Established Noosa Gold (Hampton Façade)

The lovely open plan layout ensures a seamless flow between the living, dining, and kitchen areas. The elegant timber look vinyl plank flooring is easy to maintain and runs throughout the home. The spacious master bedroom boasts a large walk-in robe and a luxurious ensuite.

The large modern kitchen is equipped with stone benchtops and high-quality Smeg appliances, including an induction cooktop, fitted microwave, electric oven, and integrated dishwasher. It also features a convenient walk-in pantry. Ducted air conditioning and fans ensure comfort throughout the year, while ample storage solutions are thoughtfully designed throughout the home.

Plantation shutters and sheer curtains add a touch of elegance and privacy, while custom cabinetry in the living area and multi-purpose room provides additional storage and style. Modern wallpaper features in the living area and multi-purpose room add stylish accents.

Eco-friendly features include a solar power system and a 3000L water tank. The generous yard space includes artificial turf, a spacious patio area, and a beautifully manicured low-maintenance garden. The patio is fitted with weather blinds, making it perfect for outdoor entertaining in any weather.





\$980,000

Inspection by appointment

Features of the home:

- Lovely open plan layout
- Timber look Vinyl Plank flooring throughout
- Spacious master bedroom, with large walk-in robe and ensuite with double vanities
- Large modern kitchen with stone benchtops and quality Smeg appliances including induction cooktop, fitted microwave, electric oven and integrated dish washer
- Ducted air conditioning and fans throughout
- Ample storage throughout the home
- Double garage with epoxy resin flooring
- Solar power system & 3000L water tank
- Generous yard space with artificial turf, a spacious patio area + beautifully manicured low maintenance garden
- Patio fitted with weather blinds
- Plantation shutters + sheer curtains
- Built in cabinetry to living and MPR
- Modern wallpaper feature to living area and MPR



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Price correct as at 27 May 2025. Subject to change. Subject to availability. Furniture not included.

Floorplans and elevations are for illustrative purposes only. Whilst all care has been taken in the preparation of the particulars contained herein, no warranty can be given and interested parties must therefore rely on their own enquiries. Correct as at 27 May 2025.



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Halcyon Nirimba