

SOLD

7 Eli Lane, Nirimba



## As New, Effortless Modern Living

Located on a prime corner block is a free standing home with a double lock up garage. This double story residence is filled with light and designed as open plan living. Located in a family friendly neighbourhood directly opposite a fabulous park and playground, and walking distance to local amenities including schools.

Across two levels the home comprises formal entry with soaring ceiling void, three bedrooms, two bathrooms, powder room, open plan living and dining, galley kitchen, north facing alfresco patio overlooking spacious fenced grassy yard, separate laundry, and oversized double lock up garage.

Being only built in 2022, it still presents as new and there is nothing needed to be spent or done - you can move straight in and enjoy the good life in comfort and style with minimal effort... sound like a plan?

3 2 2 222 m<sup>2</sup>

**Price** SOLD for  
\$745,000

**Property Type** Residential

**Property ID** 2639

**Land Area** 222 m<sup>2</sup>

**Floor Area** 190 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group

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Features include double-storey void with clerestory windows above timber staircase, timber look vinyl flooring in living/kitchen, carpets in bedrooms, stone benches, stainless steel appliances, herringbone tiled splashback, separate bath and shower in family bathroom, split system air-conditioning in living, ceiling fans, and pedestrian gate to garden.

The yard is north-east facing flooring home kitchen and living area with natural light; and there is generous size grassy space for children and pets to play outdoors, when they are not across the road making new friends at Dinosaur Park. It's a great yard for a BBQ after a morning at the beach, yes - your weekends can look like this!

Located just 900-metres to Nirimba Primary School and within walking distance to the new Notre Dame College - a Catholic school offering Prep to Year 12 education (opening in 2025), plus with pathways providing excellent connectivity across the community; Nirimba is one of master-planned Aura's most exciting and desirable suburbs.

Only 15 minutes to private/public hospitals, 15 minutes to Caloundra CBD, less than 20 minutes to stunning patrolled beaches, and access to the M1 to Brisbane (within one hour) is quick and easy via the new connection at Roys Road - from coast to city, nothing is far.

Investors, downsizers, and first home buyers are all taking heightened interest in Nirimba and the wider Aura development; and demand has exceeded all forecast expectations, everyone wants a slice, and this right here is an opportunity to secure yours.

- Light-filled double storey residence
- Directly opposite park & playground
- Immaculate, easy-care modern living
- 3 bed, 2.5 bath, elegant galley kitchen

- Air-conditioned open plan living/dining
- North-facing covered alfresco patio
- Generous sized fenced grassy yard
- Corner position enhancing space & light
- Walk to schools, parks, sporting fields
- 15-17 mins to Caloundra CBD & beaches
- 50 mins to Brisbane International Airport
- Suit investors, FH buyers & downsizers
- Built in 2022 - 'as new' nothing to spend

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