

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 392m2 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 m2

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

**Property Type** Residential

**Property ID** 2778

**Land Area** 392 m2

**Floor Area** 181 m2

### Agent Details

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### Office Details

Code Property Group

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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

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