







UNDER CONTRACT - SUNSHINE COAST RENTAL INVESTMENT!

Take a close look at this fine example of coastal living with this exceptional family home in Aura, a masterfully planned estate on the Sunshine Coast located in Australia's most liveable regions. Aura embodies a distinctive lifestyle—healthy, happy, and harmoniously integrated with nature. This rapidly evolving cityscape is ideal for those who value community and convenience, offering an array of amenities including schools, childcare centres, shopping districts, parks, playgrounds, cycleways, sports fields, and burgeoning employment hubs. Aura stands as a beacon of modern living on the Sunshine Coast, promising a world-class urban experience amidst the serenity of nature.

Positioned on a manageable 350m2 block, this 187m2 residence is a testament to modern architecture and design. The exterior combines the robust elegance of brick veneer with stylish Newport cladding under a durable Colourbond metal roof. Inside, the home is a sanctuary of comfort and style, featuring a bright and airy living area with ceiling fans throughout, ensuring a cool environment year-round. The flooring harmoniously transitions from sleek tiles in the main living spaces to plush carpeting in the bedrooms, creating a warm, inviting atmosphere.

The seller is motivated with clear instructions that this property must be sold. Don't miss your chance to view this superb home. Schedule your visit for this Saturday and step into your future at Aura, where every day feels like a holiday.

4 2 2 350m2

Price	SOLD for $800,000
Property Type	Residential
Property ID	11146
Land Area	350 m2
Floor Area	187 m2

AGENT DETAILS

Stephen Colasimone - 0413 416 952

OFFICE DETAILS

Nambour
5/38 Anne Street Nambour, QLD, 4560 Australia
0754411749

Outdoor living is a breeze with a timber-fenced backyard and a spacious alfresco undercover area, perfect for entertaining or quiet relaxation. Sustainability is prioritized with a 5000-liter water tank. The property boasts an excellent tenant currently paying $675 per week, making this an attractive investment opportunity or a delightful home to settle in.

- Master-planned community inspired by global standards for liveability
- Strategic location in Aura, Sunshine Coast, with comprehensive amenities
- Modern 187m2 family home on a 350m2 block
- Aesthetic exterior with brick veneer and Newport cladding under a Colourbond roof
- Interior features a bright and breezy living area with ceiling fans throughout
- Practical flooring with tiles in living spaces and carpet in bedrooms
- Private, timber-fenced backyard and 5000-litre water tank for sustainability
- Currently tenanted with a reliable income of $675 per week

The seller has issued clear instructions, this property must be sold. Book this one in for Saturday!

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.