

18 Hem Lane, Nirimba







TERRACE LIVING WITH LIFESTYLE AND CONVENIENCE AT YOUR DOORSTEP

2 2 1

Price	OFFERS OVER $699,000
Property Type	Residential
Property ID	12134

* Please note that the front of the property is accessed via Nirimba Drive. Parking available on both Hem Lane and Nirimba Drive.

Positioned in the popular and growing community of Nirimba, this beautifully presented two-storey terrace home offers an appealing combination of contemporary style, comfort and low-maintenance living. Just 2 years young, with an attractive streetscape, a bikeway directly in front and a thoughtfully designed floor plan, this property presents a wonderful opportunity to enjoy everything this thriving Sunshine Coast community has to offer.

Step inside to discover a light-filled interior featuring a fresh, neutral colour palette and an inviting open-plan living and dining area. The modern kitchen is both stylish and practical, complete with stone benchtops, ample cabinetry, quality appliances and a breakfast bar, creating an ideal space for everyday living and entertaining.

Sliding glass doors connect the living area to a private, fully fenced courtyard, providing a lovely outdoor space to relax, entertain or simply enjoy a morning coffee. With established landscaping and minimal upkeep required, this inviting outdoor area offers the perfect balance of privacy and easy-care living.

Upstairs, two well-proportioned bedrooms provide comfortable

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

accommodation, with the main bedroom enjoying its own ensuite and a pleasant outlook across the surrounding neighbourhood and green spaces. A second bathroom services the additional bedroom, while a separate powder room downstairs adds further convenience for residents and guests.

Another appealing feature of this property is its convenient dual access. The welcoming front entrance overlooks the landscaped streetscape and bikeway, while the oversized single lock-up garage is accessed via the rear laneway and provides direct internal entry into the home. Ample nearby visitor parking is another welcome advantage when entertaining family and friends.

The location is another standout feature, with Nirimba State Primary School, Baringa State Secondary College, local sporting facilities, parks and an extensive network of walking and cycling pathways all within easy reach. The recently opened \Aura Home + Life precinct is an exciting addition to the area, featuring major retailers including TK Maxx, The Good Guys, Rebel, Spotlight and Anaconda, while nearby Stockland Baringa offers everyday shopping, cafés, dining and essential services.

For those who enjoy the coastal lifestyle, the beautiful beaches of the Sunshine Coast are approximately 15–20 minutes away, with the Sunshine Coast University Hospital around a 15-minute drive and Sunshine Coast Airport just over 30 minutes away. Combining everyday convenience with an abundance of recreational facilities and open green spaces, Nirimba offers an appealing lifestyle in one of the Sunshine Coast's growing communities.

Whether you are looking for a stylish place to call home, a more manageable lifestyle or a quality investment opportunity, 18 Hem Lane offers an attractive combination of modern comfort, convenience and easy-care living.

Property Features

- Contemporary two-storey terrace home
- Two well-proportioned bedrooms and two upstairs bathrooms
- Additional powder room on the ground floor
- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops, quality appliances and breakfast bar
- Air-conditioning and ceiling fans
- Private, fully fenced courtyard with established landscaping
- Single lock-up garage with direct internal access
- Convenient rear laneway vehicle access
- Separate pedestrian entrance at the front
- Attractive streetscape with bikeway directly in front
- Ample nearby visitor parking
- Close to schools, sporting facilities, parks and walking and cycling pathways
- Convenient access to the new Aura Home + Life retail precinct
- Approximately 15–20 minutes to Sunshine Coast beaches
- Approximately 15 minutes to Sunshine Coast University Hospital

Please note that some photographs have been digitally furnished for illustrative purposes. Furniture and decorative items shown are not included in the sale unless otherwise specified.

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.