







EFFORTLESS LIVING, EASY ENTERTAINING — WELCOME TO NIRIMBA

3 2 2 313m2

Price	$950,000
Property Type	Residential
Property ID	12192
Land Area	313 m2

Enjoy relaxed living in this inviting three bedroom home where a thoughtful layout and easy indoor/outdoor flow make everyday living a pleasure. With vacant possession available, owner occupiers have the opportunity to move in and make this home their own.
From small beginnings, Nirimba and the wider Aura community have grown into a vibrant part of the Sunshine Coast. With established schools, local shops, parks and an extensive network of walking and cycling paths, the area brings everyday convenience together with the relaxed outdoor lifestyle that makes the Coast such a desirable place to call home.

12 Sophie Street offers three spacious bedrooms, including a primary suite with an ensuite and generous robe space. Positioned at the front of the property, the primary bedroom enjoys added privacy and thoughtful separation from the two remaining bedrooms.

At the heart of the home, the well appointed kitchen offers generous bench space, ample storage and a practical layout overlooking the open plan living and dining area. Air conditioning helps keep these spaces cool in the warm summer months. Large sliding doors connect this inviting space to the covered alfresco, making it easy to move between indoor living and outdoor entertaining. The alfresco provides a sheltered setting to embrace the best of the Sunshine Coast's relaxed outdoor lifestyle,

AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

while the adjoining lawn adds a touch of greenery without the upkeep of a large backyard.

LOCATION
Aura Island Park is just 500m away, encompassing 6,850 m^2 of slides, climbing nets, a sandpit and volleyball court. With wide flat paths that suit bikes and scooters, it is perfect for the whole family to enjoy.

For those who enjoy a warm morning brew, 'Mummy's Café', the social heart of Nirimba is also just down the road. Expect good coffee, rotating food trucks, and a fenced playground so you can drink that coffee while it's still hot.

Aura Sports Park is close by for weekend soccer and netball.

Baringa shops, the tavern and both primary and secondary schools are about 10 minutes away.

Caloundra's beaches are about 25 minutes away, with quick access to the Bruce Highway.

What began as a vision has become a place to put down roots, enjoy an active lifestyle and feel part of a growing neighbourhood. With further amenities taking shape, Aura continues to evolve well beyond its first streets and homes.

Contact Indiana on 0404 155 581 today to arrange your private viewing or register or upcoming open homes.

*Virtual furniture has been used in some images.

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