

That's an error.

That's all we know.

















Just Listed



16 Henry St, Nirimba



## SUPERB RENTAL INVESTMENT ON THE SUNSHINE COAST

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

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 \$7000 per week, making this an attractive investment opportunity or a delightful home to settle in.

Master-planned community inspired by global standards for liveability

4 2 2 350 m2

**Price** Offers Over \$820,000

**Property Type** Residential

**Property ID** 11146

**Land Area** 350 m2

**Floor Area** 187 m2

### INSPECTION TIMES

Sat 21 Dec, 11:00 AM - 11:30 AM

### AGENT DETAILS

Stephen Colasimone - 0413 416 952

### OFFICE DETAILS

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



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 \$700 per week

*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.*