

44 Lord Howe Cct, Banya, QLD 4551

Sold - 2/04/2024

House 4 2 2



## Dream family home with all the bells and whistles!

The "Roseville" by Ausmar is one of the biggest and best homes in Banya. The stunning spacious home has a fantastic location close to the future Aura Brook and parkland and when completed will be a short walk to Nirimba Primary School. This is not just a home, it's a place where your family can entertain, relax, and create lifelong memories.

### Open for Inspection

By Appointment.

The open-plan kitchen, living, and dining area is the heart of this home, offering a spacious and inviting atmosphere for everyday living and entertaining. This area seamlessly flows out to the outdoor patio. Upstairs, you'll find a second living area, offering additional space for relaxation or family time. There is also a study or office, providing a space to work or study from home. This home truly offers the perfect balance of comfort, style, and functionality for modern living.

The kitchen is a dream, featuring 900mm gas cooking, Bosch appliances, a butler's pantry, and a large island bench with a stunning waterfall stone benchtop. This space is not only functional but also exudes style, making it the perfect hub for family gatherings and culinary adventures.

Outside, this property offers a fantastic opportunity for outdoor living. The large outdoor deck is ideal for entertaining or simply relaxing with family and friends. With a good-sized backyard and side access, there's plenty of room for kids and pets to play, making this the perfect setting for enjoying the Queensland lifestyle.

This home also comes with some cool features, like ducted air-conditioning and smart home technology that lets you control your front door, garage, and electricals from your phone. Plus, with high-end finishes throughout and 6.6kw solar panels, you'll be living in style and saving on energy bills!

### Features:

- Large two storey home close to the future Aura brook parkland
- Smart home, control your front door, garage and electrical from your phone
- 900ml gas cooking, Bosch appliances
- Open plan kitchen, living, dining area
- High end finishes throughout, high ceilings, 6.6kw solar
- Large outdoor deck with a good size backyard
- Side access and room for a pool
- Ducted air-conditioning
- Build completed Oct 2023

### Listed By

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Floorplan



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Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elitemediasunshinecoast.com.au

