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*40 McKinlay Crescent,
Nirimba, Aura, Qld, 4551*



House Size	214 m2
Roofed Alfresco	16.5 m2
Front Entry Porch	4.7 m2
Total House Size	235.2 m2 (25.3 Squares)
Land Size	392 m2
Lot / SP	Lot 6112 / SP 330419



Appraisal Summary:

Beautifully presented; 40 McKinlay Crescent offers a larger than normal brand-new private builders spec home to the market.



Four bedrooms with the master complete with an elegant ensuite and walk-in robe. 1100mm wide cavity sliding door opens into the theater room and there is still room for a separate study, huge internal laundry, large entertaining alfresco area, spacious and modern kitchen, and open plan dining and living areas. At 235m², this property provides ample space, storage, and room to work, relax, and entertain.

Numerous quality and upmarket features are within including high quality flooring, highlighted by the wooden flooring throughout the living areas. 2550mm high ceilings with square set finish throughout, ducted air-conditioning with app control, feature niche in front entry hallway, feature contrasting painted wall in the dining room, security screens, and blade and pull down blinds to windows. Fully turfed and decoratively landscaped with Colorbond fencing to complete the external extravagance.

Modern designed kitchen with 3000mm wide stone island bench top, stone waterfall feature, double bowl sink with draining board, overhead cupboards, up-market appliances, electric cooking, and a walk-in pantry with ample shelving and storage.

Located in the highly sought after Nirimba community, this property is surrounded by high end, quality homes and easily accessible to walk-ways, parks, playgrounds, education facilities and sporting fields with 'Space Park' opposite and the Nirimba Primary School at the end of the road.

An enviable place to call home with admirable street appeal, ideally situated and immaculately presented.

The premium brand-new listing currently available in Aura.

Inclusion List:

- Colorbond roof
- Anticon insulation blanket to roof
- Colorbond fascia and gutter
- Front portico under roof, lined and sealed with 485mm square feature pier, providing unique street appeal
- Decorative external downlights to front entry
- 1200mm wide stained wooden front entry door with obscure glass panels and chrome door handle
- Engineer designed concrete floor slab
- Combination of cement rendered and painted external walls and feature brickwork
- Sisalation (moisture proof barrier) fixed to timber frame
- 2.550 metre (8-foot 6 inch) high ceilings throughout
- Feature 880mm square decorative wall niche to front entry hallway
- Feature contrasting painted feature wall to family room
- Modern square set finish to ceilings throughout
- Termite treated timber wall frames
- Powder coated aluminium windows and glass sliding doors
- Diamond Grill security screens to all opening windows and glass sliding doors (except front entry)
- Roll-a-blinds to all windows and Panel Glide Blade blinds to all glass sliding doors
- Quality range of plush upmarket carpet to all bedrooms
- Upmarket wooden style flooring to entry, hallways, study, and living areas
- Quality range 450mm x 450mm floor tiles to wet areas



- Ensuite to bedroom one; Smartstone vanity bench top with double vitreous china vanity bowl, chrome mixer tapware with polished edge frameless mirror above. Clear safety glass semi frameless shower screens, pivot access door, wall



- accessories shower shelf, flexible chrome shower hose and adjustable shower rose with rainwater shower head. Wall tiles in shower. Separate Dual flush rimless wc behind swing privacy door. Chrome towel rail, chrome wc paper holder, and exhaust fan to ceiling
- Main bathroom has Smartstone vanity bench top, vitreous china vanity bowl with chrome mixer tapware and polished edge frameless mirror above. Clear semi frameless safety glass shower screens with pivot access door, wall accessories niche, flexible chrome shower hose with rainwater shower head above. Free-standing 1500mm oval bathtub with chrome mixer tapware, chrome towel rail, and swing access door
- Separate dual flush rimless wc adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door
- Built-in wardrobes to bedrooms 2, 3 and 4, Melamine side and top shelving, stainless steel hanging rails, and mirror faced sliding access doors
- Walk-in wardrobe to bedroom one, Melamine top shelves, two banks of Melamine side shelves, and stainless steel hanging rails
- Two double door linen cupboards in hallway with four rows of Melamine shelving
- Hardwired smoke detectors with battery back-up in ceilings in compliance with current legislature
- Four blade ceiling fans to all bedrooms, media room, dining room, and external patio
- Zonal ducted air-conditioning throughout with app control capability – “AirTouch”
- TV points to family room and media room

- Telephone points in kitchen and study area
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house



- LED flush mounted down lights throughout
- Decorative internal doors with brushed chrome finish door handles
- Large 1100mm wide cavity sliding door with feature chrome handle to access private media room
- Magnetic door stops to all internal swing doors
- Timber architraves and skirting boards
- Plasterboard lined internal walls and ceilings
- Waterproofing to all wet areas
- Stylish, elegant kitchen with Smartstone benchtops, Westinghouse stainless steel wall oven, microwave space, Westinghouse 900mm ceramic cooktop, Westinghouse stainless steel undermount rangehood, Beko stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap. Swing door pantry with four rows of shelving, ample plate drawers and cupboards, contrasting coloured splashback tiles above bench tops to underneath overhead cupboards, 980mm fridge recess with water connection and 3000mm long island style breakfast bar with Smartstone 'waterfall' feature and 300mm overhang.
- Internal laundry with 2000mm Smartstone bench top, overhead cupboards and bench cupboards, feature splashback tiles, Stainless steel laundry tub with Flickmixer tap inset in bench top, washing machine taps and sliding glass exit door to exposed aggregate concreted clothes drying area
- Broom cupboard with top shelf in laundry
- Wide aggregate concrete footpath from laundry to clothesline and side of house boundary

- Foldaway clothesline supplied and installed
- 315L hot water cylinder installed and fully operational
- Double garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted) and internal access



- Full width exposed aggregate concrete drive to double garage
- Spacious outdoor entertaining area (Alfresco/Patio) with glass sliding access door from dining room, under main roof, lined and sealed with external grade 600mm x 600mm floor tiles
- 1800mm high Colorbond fence to side and rear boundaries
- Fully turfed with decoratively planted garden beds to front elevation
- Colorbond gate to side access with privacy lock
- Exposed aggregate path down side boundary from Colorbond gate to alfresco area
- 5,000 litre rainwater tank supplied and installed with pump, connected to both toilets and laundry cold water supply
- Three phase powerbox installed for future solar panel connection
- Termite pest control treatment in compliance with Sunshine Coast Council requirements
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: Dulux paint. 3 coat system inside and out, (undercoat or sealer and two topcoats)
- Decorative rendered letterbox with street number supplied and installed
- TV antenna supplied and installed

- External hose taps
- Queensland Building and Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Price;
House, Land & Above Inclusions
\$920,000

