

84/1 Latitude Boulevard, Nikenbah, QLD, 4655



Retirement For Sale

Thursday, 28 November 2024

84/1 Latitude Boulevard, Nikenbah, QLD, 4655

Bedrooms: 2

Bathrooms: 2

Parkings: 4

Type: Retirement

THE WOW FACTOR AT LATITUDE 25

Step into Home 84, an immaculate 2-bedroom home designed for comfort, style, and modern living.

Located just a short stroll to the picturesque lakes, pathways, and BBQ areas, this home offers a unique blend of design, quality, and thoughtful upgrades.

Property Features:

2 Bedrooms + 1 Multipurpose Room
2 beautiful bathrooms
Large RV Garage (15m x 6m) + 2-3 Car Storage
European laundry in garage
Expansive Open-Plan Living & Dining Area
Media room
East-Facing Raked Ceiling bringing in natural light
Private North/East Alfresco Area with Garden & Water Feature

Key Highlights:

- Champagne Oak Plank Flooring throughout
- Hampton Profile Internal Doors, including Multipurpose Room Bi-Fold Doors
- Designer Kitchen with Michaelangelo Quartz Stone Benchtops & island bench, white 2-PAC Cabinetry, and Bosch Appliances (induction cooktop, dishwasher)
- Oliveri Double Sink and Gooseneck Tapware
- Walk-in Pantry
- Study Nook with extra shelving & file drawer
- Electric fire place heater
- Solar Skylight in the main bathroom for added natural light
- 4-Zone Fujitsu Ducted Air Conditioning for year-round comfort
- Plantation Shutters & Veri-shade Blinds throughout
- Solar System (5.1kw Solahart) for energy efficiency
- Temperature-Controlled Garage with Solar Extractor Outlets and Insulated Garage Door

Outdoor & Entertaining:

- Spacious Rear Alfresco Area perfect for entertaining or relaxing
- Pull-down Alfresco Blinds for extra comfort
- Beautiful North/East Aspect providing morning sun and a tranquil garden setting

Additional Features:

- Built 08/2021
- Fly Screen Sliding Door from the kitchen to garage
- Crimsafe front screen door
- Steel Frame Construction with current builder's structural warranty
- High-Speed Fibre Optic NBN Ready
- Grey Glass & Aluminum Screens on all windows and doors

Homesite 84 offers the perfect mix of luxury, convenience, and low-maintenance living, set within the vibrant Latitude25 community.

With its thoughtful design, premium finishes, and extensive inclusions, this home is ready for you to move in and enjoy your ideal lifestyle.

Community Amenities:

Club House
Pet-Friendly Environment
Full size Tennis Court
3 Pickle Ball Courts
6 rink Bowling Green
Golf Putting Green
Virtual Golf Studio
Entertaining areas
Billiard Room
Meeting room
Art & Craft Room
Hobby Work Shed
Games Room
Library
Fully equipped gym with group fitness area
Covered, 25m, Magnesium swimming pool
Catering kitchen and bar facilities
Terrace with stunning views to the lakes
RV cleaning bay

Experience the freedom of:

NO STAMP DUTY

NO EXIT FEES

NO DEFERRED MANAGEMENT FEES

NO REFURBISHMENT COSTS

HOMEOWNER RECEIVES 100% OF CAPITAL GAIN ON SALE PRICE

NO BODY CORPORATE OR STRATA FEES

NO RENTALS - ALL HOMES WITHIN THE COMMUNITY ARE OWNER/OCCUPIER

MODERN AND SPACIOUS LOW MAINTENANCE HOMES

BEAUTIFULLY LANDSCAPED ENTRY GARDENS, WITHOUT YOU NEEDING TO LIFT A FINGER

NBN

Pay ONLY a "lease fee"

Contact Steph 'your over 50's lifestyle specialist' today to arrange a viewing - 0423 231 706