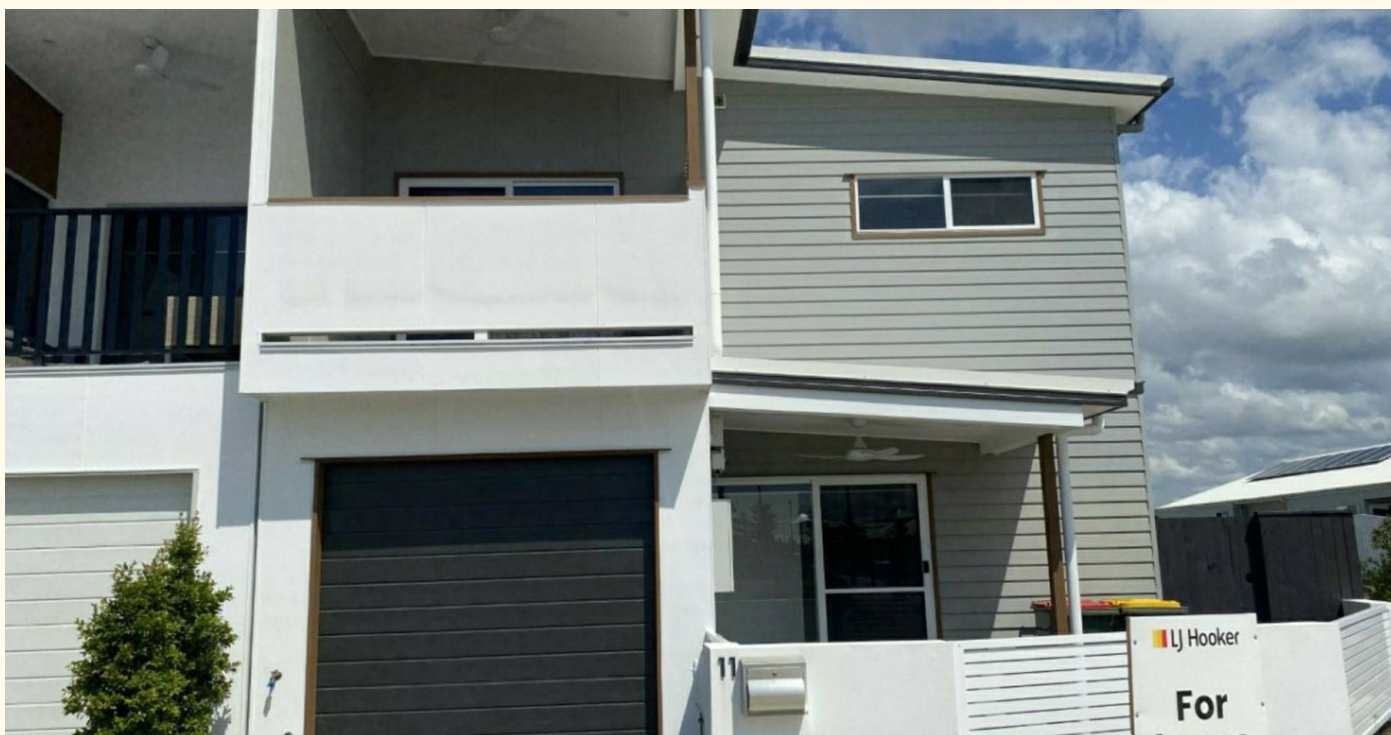




11 Nicholas Street, Nirimba

STYLISH TWO-BEDROOM TERRACE HOME WITH PARK VIEWS

Offering a fantastic combination of modern comfort, low-maintenance living and a convenient family-friendly setting, this stylish two-bedroom plus study terrace home is perfect for those looking for a home that is both practical and easy to maintain.

Designed across two levels, the home provides plenty of space for everyday living, with a spacious air-conditioned living and dining area, well-appointed kitchen and two bathrooms. Positioned directly opposite a large park, you'll have plenty of open space right at your doorstep - perfect for enjoying the outdoors, entertaining guests or simply taking advantage of the peaceful surroundings.

Break Lease - Lease to 8th of October 2027 with view to extend.

Property Highlights:

- Generous main bedroom featuring a walk-in robe and private ensuite
- Private balcony off the main bedroom, perfect for enjoying your morning coffee

2 2 1

FOR RENT

\$650 Per week

VIEW

Wed 14th Oct @ 2:30PM - 2:45PM

AGENTS

Ashlee McBean
0429 869 688
aura@ljhooker.com.au

AGENCY

LJ Hooker Caloundra | Aura
(07) 5318 7277

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Separate study/rumpus area, ideal for working from home, a second living space or study
- Convenient access to the upper level for added privacy
- Well-appointed kitchen with ample bench and storage space
- Spacious open-plan, air-conditioned living and dining area
- Second bedroom with easy access to the main bathroom
- Main bathroom with quality fixtures and fittings
- Separate laundry for added convenience
- Single lock-up garage with secure internal access
- Low-maintenance living and outdoor areas

With a large park directly across the road and everything you need for comfortable everyday living, this home offers an excellent lifestyle in a welcoming community. Whether you're a couple, small family or professional looking for additional work-from-home space, this property provides the flexibility and convenience you've been looking for.

• APPLICATIONS*

To ensure your application is processed promptly, please complete all sections IN FULL, as incomplete applications cannot be considered. All occupants over the age of 18 must submit an application. Please include your last two addresses, noting whether each was owner-occupied or a rental and provide accurate contact details for any managing agents. You will also need to include your current employment details, along with your employer or manager's contact information and provide at least two recent payslips or other supporting documents (such as a letter from your accountant or a Centrelink statement) to verify your income.

- Disclaimer: Whilst every care has been taken in the preparation of this marketing, LJ Hooker Caloundra | Aura will not be held liable or responsible for any errors in the information displayed. All parties should carry out their own enquiries.*



MORE DETAILS

Property ID	89J2A
Property Type	House
Including	Toilets (2)

Ashlee McBean 0429 869 688

Sales Associate | aura@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551

caloundraaura@ljhooker.com.au | aura@ljhooker.com.au