



Caloundra West, 6 Mint Street

Contact Ethan for Private Inspections - 0429703480

Welcome to 6 Mint Street, Caloundra West - proudly presented by Ethan Forbes of Team Forbes at LJ Hooker Aura. Located in the family-friendly Arbour Estate, this quality four-bedroom home offers an exceptional opportunity to secure a modern, low-maintenance property just minutes from Caloundra's pristine beaches, vibrant town centre, and everyday essentials.

Set on a fully fenced 400m² block, this thoughtfully designed home blends comfort, practicality, and lifestyle appeal. The open-plan layout is bright and welcoming, with the spacious living and dining area flowing effortlessly to the covered outdoor entertaining space - ideal for hosting friends or enjoying a quiet afternoon in the garden. Split system air-conditioning and ceiling fans throughout the home ensure year-round comfort.

At the heart of the home, the generous kitchen is perfect for the modern family or keen home cook. Equipped with quality electric appliances, ample bench space, and plenty of



For Sale
\$879K+

View
By Appointment

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Disclaimer: 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.

storage, it makes everyday living and entertaining a breeze.

The master bedroom is privately positioned and features a walk-in wardrobe and its own ensuite, offering a peaceful retreat at the end of the day. The remaining three bedrooms include built-in wardrobes, with easy access to the central family bathroom - perfectly suited for kids, guests, or a work-from-home setup.

Outdoors, enjoy the benefits of established gardens, a covered alfresco zone, and a low-maintenance yard with plenty of space for pets or play - all within a secure, fully fenced block.

Additional features include a secure double garage, easy-care tiled floors in high-traffic areas, and a position in one of Caloundra West's most popular residential pockets. Families will love being within walking distance of Unity College, nearby parks and playgrounds, and just minutes from local shops, transport links, and the stunning beaches of the Sunshine Coast.

Whether you're a first home buyer, downsizer, or savvy investor, 6 Mint Street offers unbeatable value in a sought-after location. Contact Ethan on 0429703480 today to arrange your inspection and see why this one is not to be missed.

Key Features:

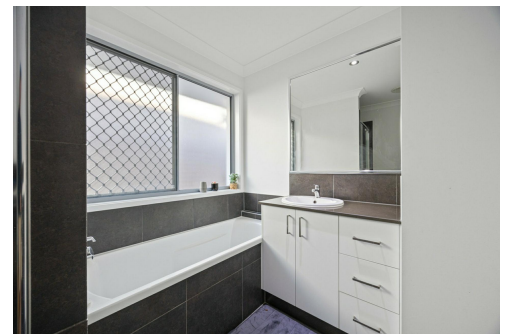
- 4 Bedroom home in Caloundra West Arbour Estate
- Open floor plan, large kitchen with electric appliances & oven
- Master bedroom with WIR and ensuite
- Covered outdoor entertaining area, established gardens
- Split system air-conditioning & ceiling fans throughout
- Low maintenance, fully fenced 400m2 block
- Close proximity to local schools, shops, Caloundra CBD & local beaches
- Rental Appraisal: \$775 to \$800 per week

More About this Property

Property ID	UYJ0D
Property Type	House
House Size	153 m2
Land Area	400 m2
Including	Ensuite Toilets (2)

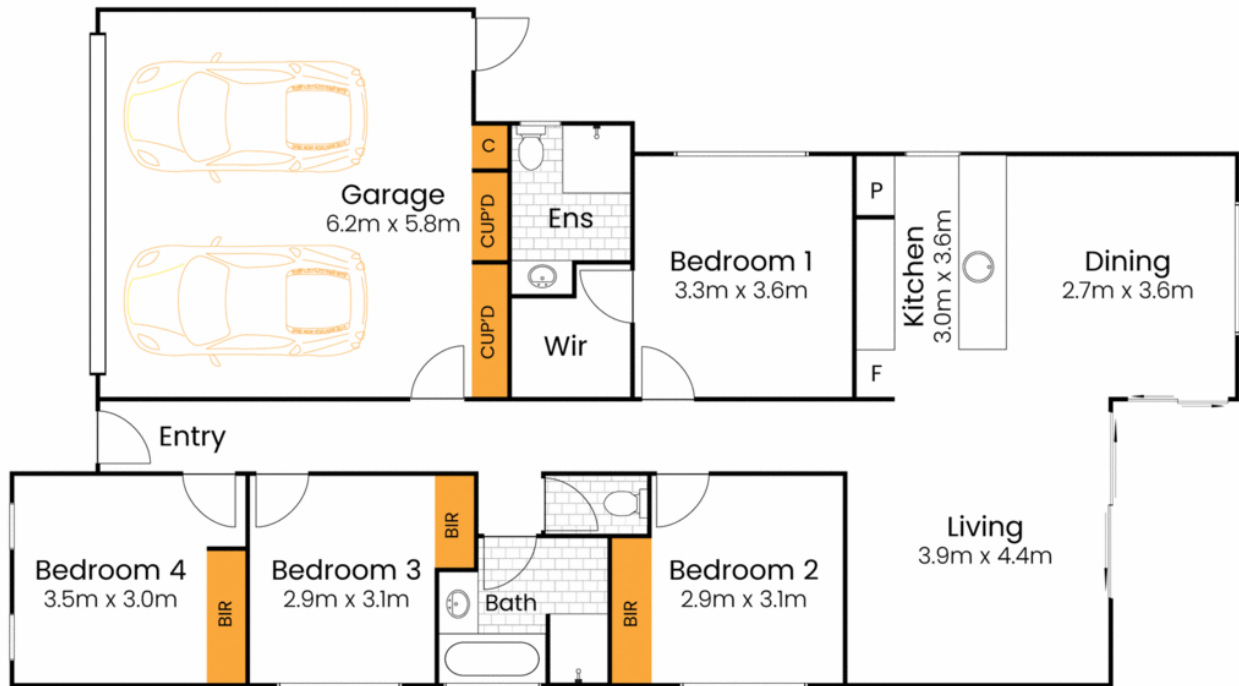
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Approx House Area 153m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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LJ Hooker + **Team Forbes.**
Caloundra | Aura

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