



SOLD






Little Mountain, 12 Andrew Avenue

Modern Family Home with Pool & Stunning Bushland Views!

Team Forbes from LJ Hooker are delighted to present 12 Andrew Avenue, Little Mountain to the market. This stunning family home is set on a 461m2 block and features 4 generously sized bedrooms, including a king-size master suite, an expansive family-style kitchen with ample storage, an expansive undercover alfresco area and a sparkling magnesium pool, making this residence one you don't want to miss.

They say first impressions are everything! With a modern facade, this property sets the tone for what's in store. Upon entry, you're greeted by an abundance of natural light in an open plan design. The well-appointed (and recently renovated) kitchen includes electric appliances, stylish black tap ware + fittings and a conveniently located pantry. The island bench doubles as a breakfast bar for functionality. The living & dining room create a relaxing and peaceful environment with the bushland backdrop to really top it off. From here, step outside to the custom alfresco area, perfect for entertaining or relaxing by the

4 	2 	2 
---	---	---

For Sale
For Sale

View
ljhooker.com.au/2NSHYX

Contact
Ethan Forbes
0429 703 480
ethan.forbes@ljhooker.com.au



LJ Hooker Caloundra | Aura
(07) 5318 7277

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.

sparkling magnesium pool. The low-maintenance backyard creates a brilliant retreat for family gatherings and summer fun.

The master bedroom is a true gem, featuring a stylish ensuite complete with feature tiles in the shower & a large walk-in robe. This room is situated at the back of the property with views of the bush & quick access to the pool area. This home comes equipped with solar panels and ceiling fans throughout, ensuring energy efficiency and comfort year round. The property backs onto beautiful forestry, offering serene views and a sense of privacy. With back access, you can easily explore nature right from your backyard, creating an ideal space for family adventures or quiet reflection.

Convenience is at your doorstep, with multiple shopping precincts, coffee shops, schools, doctors, and public transport all within close proximity. A quick 8-minute drive takes you to the Bruce Highway, Caloundra CBD, and stunning local beaches. Your private oasis of comfort and accessibility /u8211? 12 Andrew Avenue.

Features:

- Quiet position backing onto bushland reserve.
- 3 spacious bedrooms, 4th (multipurpose) being used as an office.
- Ceiling fans & plantation shutters throughout.
- Main bedroom with a large walk-in wardrobe and ensuite.
- Split System Air Conditioning throughout.
- Expansive living & dining area finished with large tiles.
- Well-appointed kitchen with electric appliances and island bench.
- Large magnesium pool & outdoor entertainment area.
- Solar panels on roof & established gardens.
- Prime location in Little Mountain, close proximity to schools, parks, shops, and public transport.
- 8-minute drive to Caloundra's CBD and pristine beaches.

Don't miss this opportunity to make 12 Andrew Avenue your new family home! Contact Ethan on 0429703480 to make it yours.

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

More About this Property

Property ID	2NSHYX
Property Type	House
Land Area	461 m2
Including	Solar Panels

Ethan Forbes 0429 703 480

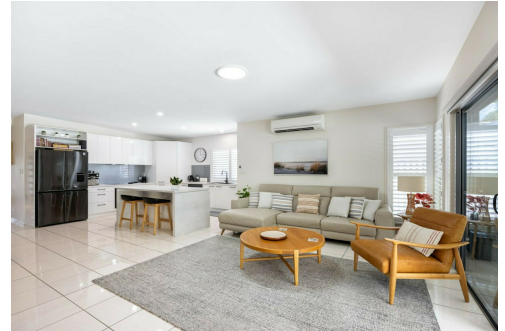
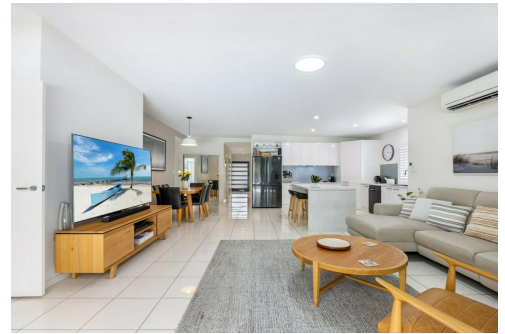
Sales Consultant | ethan.forbes@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

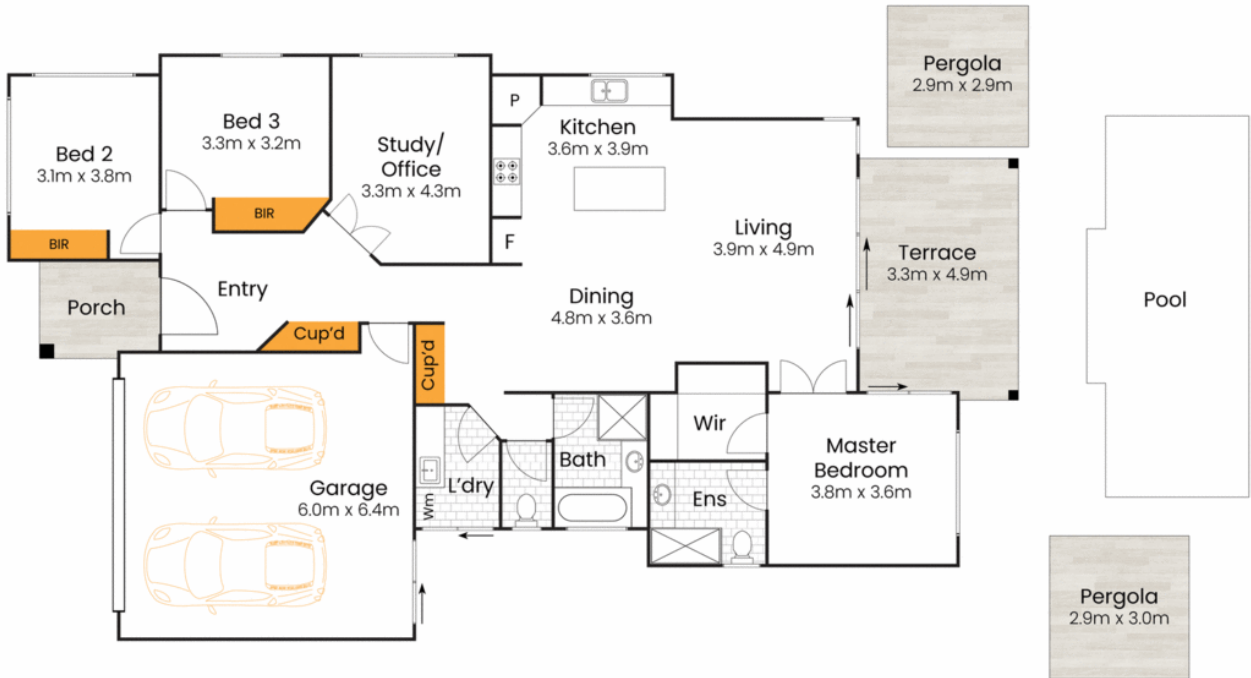
1 Edwards Terrace, BARINGA QLD 4551
caloundraaura.ljhooker.com.au | aura@ljhooker.com.au



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.



LJ Hooker Caloundra | Aura
(07) 5318 7277



Approx House Area 177m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only.

12 Andrew Avenue, Little Mountain

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

LJ Hooker

LJ Hooker Caloundra | Aura
(07) 5318 7277

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.