



6 Anika Place, Little Mountain

The Bags Are Packed, The Overseas Move Is Planned - This Home Must Be Sold!

Welcome to ****6 Anika Place, Little Mountain**** - an impressive family home offering space, privacy and an exceptional lifestyle in a peaceful cul-de-sac within one of Little Mountain's most desirable pockets.

- ***Our sellers are committed to selling, have purchased elsewhere and are preparing to move overseas, with their bags packed and their next chapter calling.**** This is your opportunity to secure a fantastic family home where space, lifestyle and location come together. The sellers are ready to move on, so don't miss your chance to inspect!

Set on a generous 736sqm block and just 10 minutes from the beach, this beautifully maintained residence has been thoughtfully designed to accommodate growing families, provide multiple living options and create the perfect setting for entertaining. With local schools, shopping facilities, parks, scenic lakes, walking tracks and bike paths all close by, this is a home that delivers the ideal balance of comfort, convenience and lifestyle.

From the moment you step inside, the extra-high ceilings and

5 2 4

FOR SALE

Inviting Offers

VIEW

Wed 28th Oct @ 9:30AM - 10:00AM

AGENTS

Michael Cox
0416 275 556
mcox.caloundra@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.



plantation shutters create an immediate sense of space and quality. Privately positioned at the front of the home, the master suite provides a peaceful retreat complete with a walk-in robe and ensuite. The remaining bedrooms are located towards the rear, alongside the main bathroom with bathtub, offering excellent separation for children and guests.

At the heart of the home, the spacious open-plan kitchen, living and dining area provides a welcoming hub for everyday family life. The kitchen features a 900mm electric cooktop and oven, along with quality appliances, making meal preparation and entertaining a pleasure.

Flexibility is a standout feature, with three distinct living zones, including a dedicated media room that could also serve as an optional fifth bedroom, a separate living area and a home office or study. Whether accommodating a large family, working from home or simply seeking extra room to spread out, this home offers the versatility to suit a variety of needs.

Step outside and discover where this property truly comes into its own. The substantial 8m x 7m covered entertaining area provides ample room for family gatherings and weekend barbecues, with provision to incorporate a built-in BBQ. Overlooking the sparkling saltwater in-ground swimming pool, complete with a sand filtration system, the fully AstroTurfed backyard offers a low-maintenance space for children, pets and outdoor enjoyment

Year-round comfort is assured with ducted air-conditioning and ceiling fans throughout, while solar panels help improve energy efficiency. Security screens and a full home security system provide additional peace of mind.

- *With the sellers' overseas move fast approaching, their bags packed and their plans in motion, this is a home that deserves your immediate attention.** Move-in ready, exceptionally versatile and designed for relaxed family living, 6 Anika Place presents an outstanding opportunity to secure a spacious home, resort-style outdoor entertaining and room for the whole family to enjoy.

Property Features

- Generous 736sqm block in a peaceful cul-de-sac
- Space to park 5 vehicles
- Four spacious bedrooms, with the option of a fifth
- Private master suite with walk-in robe and ensuite
- Main bathroom complete with bathtub
- Extra-high ceilings
- Three separate living zones, including a dedicated media room
- Separate home office or study
- Open-plan kitchen, living and dining area
- Kitchen featuring a 900mm electric cooktop, oven and quality appliances
- Expansive 8m x 7m covered outdoor entertaining area
- Sparkling saltwater in-ground swimming pool with sand filtration system
- Low-maintenance AstroTurfed backyard
- Ducted air-conditioning and ceiling fans throughout
- Solar panels for improved energy efficiency
- Security screens and full home security system
- Double lock-up garage
- Additional roof storage with pull-down loft ladder
- Close to beaches, schools, shops, parks, lakes, walking tracks and bike paths

- *The sellers are ready for their next adventure - could this be the

home you've been waiting for? Inspect 6 Anika Place and discover everything this fantastic property has to offer.**

- ***Disclaimer:**** Images are for illustrative purposes only and may not represent the property's current presentation.

Disclaimer:

The information, statements, views and/or opinions expressed in this publication are provided as a guide only. Neither the Seller, LJ Hooker Caloundra | Aura, nor any other person involved in the preparation or distribution of this material makes any representation or warranty regarding the accuracy, reliability, or completeness of its contents. No liability is accepted for any errors or omissions. All prospective buyers should make their own enquiries and satisfy themselves, by inspection or otherwise, as to the suitability of the property.

MORE DETAILS

Property ID	8MJ2A
Property Type	House
House Size	348 m2
Land Area	736 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Courtyard
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Water Tank
	Liveability

Michael Cox 0416 275 556

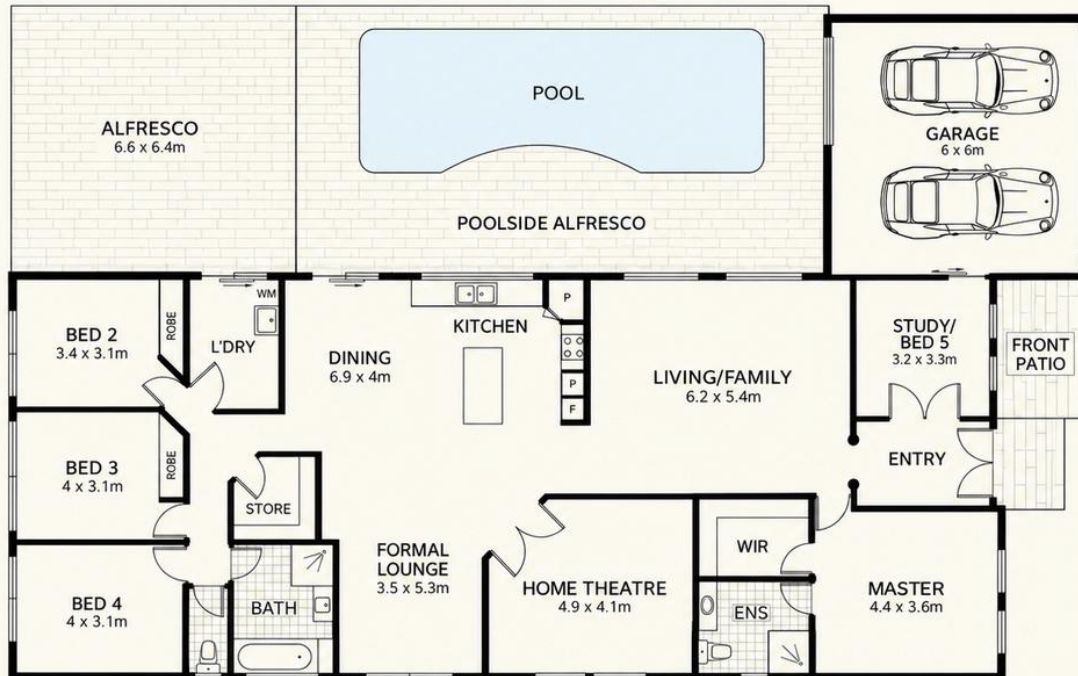
Sales Consultant | mcox.caloundra@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551

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





6 ANIKA PLACE

LITTLE MOUNTAIN

INTERNAL AREA : 212 SQM
GARAGE AREA : 36 SQM
EXTERNAL AREA : 100 SQM
TOTAL AREA : 348 SQM

This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the accuracy of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.