



## Nikenbah, 77 Peppermint Circuit

UNDER CONTRACT | Stylish Family Home at the 'The Springs'

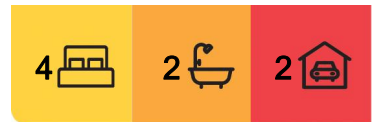
This classy home in the highly sought after The Springs estate is designed to combine functionality, luxury and convenience. Everything the modern family is looking for this executive home ticks all the boxes all within 1 minutes' drive to the medical precinct.

With everything done, all you need to do is simply settle in and enjoy everything this stunning home has to offer.

- Four Bedrooms all with built in robes, plus ensuite to main.
- Air-conditioned main bedroom and living area, plus ceiling fans throughout
- Amazing kitchen with designer appliances, soft close drawers, stone bench tops and walk in butlers pantry;
- Fantastic storage throughout this home including a walk-in linen closet.
- Undercover alfresco area overlooking the lake system and the perfect spot for those



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/AKDHXD](http://ljhooker.com.au/AKDHXD)

**Contact**  
**Glenn Barsby**  
0418 985 663  
[glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)  
**Tony Sprake**  
0407 745 714  
[tony.sprake@ljhooker.com.au](mailto:tony.sprake@ljhooker.com.au)

**LJ Hooker Fraser Coast**  
07 4191 3500

looking to install the grandest of swimming pools;

- Quality window furnishings throughout;
- 9ft ceilings over a multi-level designed home;
- 6.6kw back to grid solar system;
- Full laundry with direct external access;
- Epoxy flooring in the double lockup garage;
- 852sqm fully fenced allotment with amazing side access that is the perfect blank canvas for those needing to accommodate a large shed;
- Fully secure yard with electric gate entry as well as a 2nd vehicle gate in anticipation of a future shed in the rear side yard;
- No rear neighbours and amazing views across the lake.

The owners of this home have a genuine need to sell and have listed this home to sell so dont mis your opportunity achieve your very own home in the Springs Estate by contacting the marketing agent Glenn Barsby at LJ Hooker today on 0418 985 663.

## More About this Property

<b>Property ID</b>	AKDHXD
<b>Property Type</b>	House
<b>Land Area</b>	852 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### Glenn Barsby 0418 985 663

Sales Consultant | glenn.barsby@ljhooker.com.au

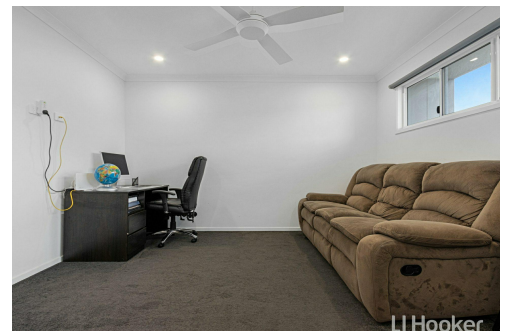
### Tony Sprake 0407 745 714

Licensee | tony.sprake@ljhooker.com.au

### LJ Hooker Fraser Coast 07 4191 3500

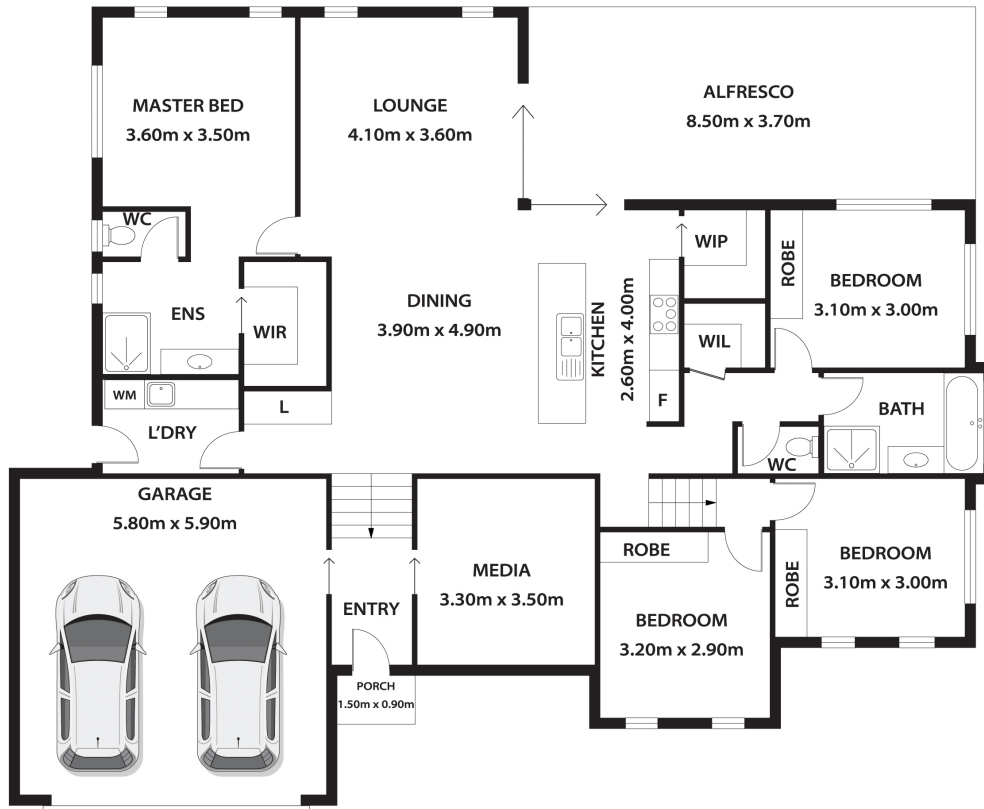
331 Esplanade, SCARNESS QLD 4655

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THE FLOOR PLAN IS NOT TO SCALE, ALL FEATURES INCLUDED IN THIS 2D PLAN AREA FOR INSPIRATION PURPOSES ONLY. THIS IS NOT AN EXACT REPLICA OF THE PROPERTY OR THE POSITION OF EXTERIOR ELEMENTS. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES