






17 Adrian Circuit, Nirimba

Best Terrace Home in Nirimba

Xavier Martin of LJ Hooker Caloundra | Aura is proud to present 17 Adrian Circuit, Nirimba. This beautifully presented terrace is one of the larger designs available, offering modern living in a highly sought-after Sunshine Coast location. This low-maintenance property is set on a 200m² block, perfect for families, investors, upsizes, downsizes or anyone seeking a modern lifestyle in a vibrant community. Its also within walking distance to the coming Nirimba Town Centre, local schools, and public transport, it seamlessly combines convenience with contemporary comfort.

The home features three well-appointed bedrooms. Bedrooms all three bedrooms are carpeted and include built-in robes and ceiling fans, while the master suite offers air-conditioning, a generous walk-through his-and-hers wardrobe, and a spacious ensuite complete with an oversized shower. The main bathroom is equally well finished, also showcasing a large shower and floor to ceiling tiles.

At the heart of the home, the open plan kitchen, living, and dining area creates a welcoming space for both everyday living and entertaining. The kitchen is equipped with quality appliances, stone bench tops, and an extended island bench, making it the perfect hub to gather and connect. With a separate powder room, laundry, and under-stair storage complete the lower level.

3  2  2 

FOR SALE

Open Home Cancelled - Call Xavier

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 **LJ Hooker**

A standout feature of the property is its unique positioning, with only one adjoining neighbour and convenient walkthrough access from the front courtyard through to the rear. The backyard has been designed for easy living, featuring low-maintenance landscaped gardens, astro turf, and high fencing for added privacy. The front patio provides the ideal space to relax and enjoy the stunning Aura sunsets. Completing the home is a larger-than-average double garage with epoxy flooring, ample storage, and power provisions suitable for a range of uses.

Key Features:

- 3 bedrooms, 2 bathrooms (master with ensuite and air-conditioning)
- Open plan kitchen, living, and dining with quality finishes
- Entertainer's kitchen with stone bench tops and extended island bench
- Larger-than-average double garage with epoxy flooring and additional storage
- Front and rear courtyards with low-maintenance landscaping
- Extra Large Double Garage with epoxy flooring
- Enhanced privacy with only one adjoining neighbour and additional fencing
- Walking distance to Nirimba Town Centre, schools, and public transport

Move-in ready and thoughtfully designed, this quality-built home is perfect for entry-level buyers seeking modern finishes and functionality, while also presenting a strong investment opportunity in a high-demand rental market.

MORE DETAILS

| | |
|---------------|------------------|
| Property ID | 38DHYX |
| Property Type | House |
| Land Area | 200 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Courtyard |
| | Balcony |
| | Dishwasher |
| | Built-in-Robes |
| | Fully Fenced |
| | Water Tank |
| | Liveability |

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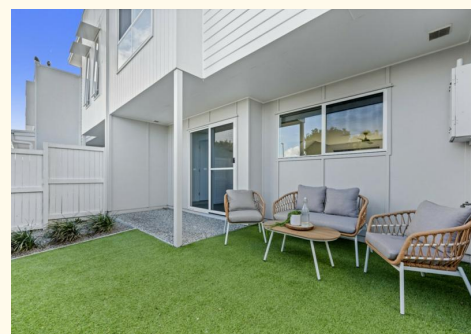
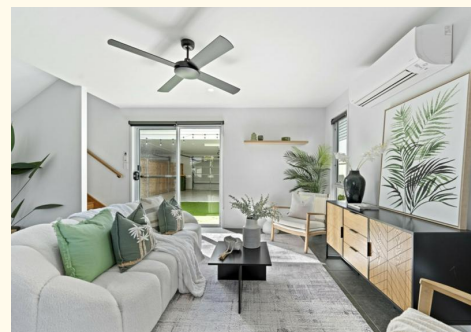
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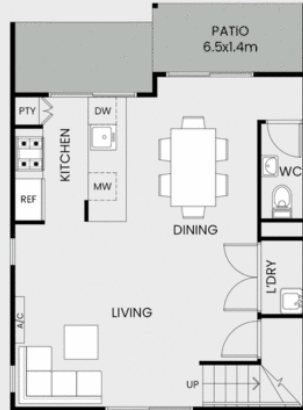
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1 Edwards Terrace, BARINGA QLD 4551

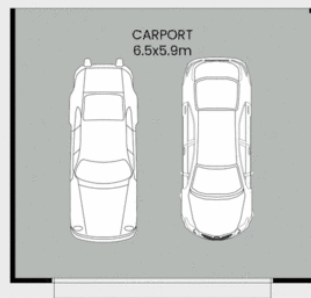
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17 ADRIAN CIRCUIT, NIRIMBA



FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

