



23 Sunflower Crescent, Nirimba

Quality 5-Bedroom Home in Sought After Location

Welcome to 23 Sunflower Crescent, positioned in the thriving and highly sought-after community of Nirimba, this impressive five-bedroom, three-bathroom home presents an outstanding opportunity for families or investors seeking a quality property in a fast-growing community.

Designed with modern family living in mind, the home showcases a spacious open-plan layout, premium finishes, and an abundance of natural light throughout. Combining style, functionality and low-maintenance living, this contemporary residence is perfectly suited to the growing demand for quality homes in the area.

At the heart of the home is the stylish kitchen, complete with a large island bench, quality appliances and a walk-in pantry, flowing effortlessly into the expansive living and dining areas. This thoughtfully designed space creates the perfect environment for both everyday living and entertaining.

The generous master suite offers a private retreat with a well-appointed ensuite and ample wardrobe space, while the remaining four bedrooms are spacious and serviced by two additional

5 3 2

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

Chris Meldrum

0429 695 476

chris.meldrum@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.



contemporary bathrooms, providing flexibility for larger families or visiting guests. The fifth bedroom at the front of the home would be perfect for a home office or guest wing, due to it having its own entrance and ensuite.

Outside, the covered tiled alfresco area offers the ideal setting for relaxing or entertaining, while the double garage provides secure parking and valuable storage space. Located within the vibrant master-planned community of Nirimba, residents enjoy easy access to quality schools, parks, walking trails, and the future city centre.

Whether you're looking to expand your investment portfolio with a quality property offering immediate rental income or secure a modern home in a high-growth location for the future, this exceptional residence delivers on every level.

Property Features:

- Five generous bedrooms and three modern bathrooms
- Double lock-up garage, 6kW solar system
- Spacious open-plan living and dining areas
- Designer kitchen featuring a large island bench and walk-in pantry
- Air conditioning throughout for year-round comfort
- Large master suite complete with ensuite and generous wardrobe space
- Tiled undercover alfresco area, perfect for outdoor entertaining
- maintenance block in a family-friendly location, fully fenced
- Close to parks, schools, the future city centre and local amenities
- Secure lease in place returning \$900 per week

MORE DETAILS

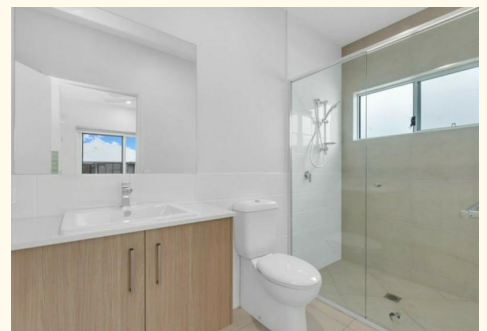
Property ID	3B6HYX
Property Type	House
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

Chris Meldrum 0429 695 476

Sales Consultant | chris.meldrum@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

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





FLOOR AREAS

HOUSE:	194.54 m ²
PORCH:	4.85 m ²
PATIO:	12.59 m ²
GRAND TOTAL:	211.97 m ²

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.

