

## Nirimba, 26 Yarra Way

Prime First Home or Investment Opportunity!

Welcome to 26 Yarra Way, this modern 3-bedroom home, situated in a prime location near the Aura Brook, is designed to offer both comfort and convenience.

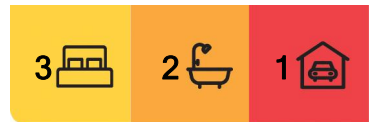
The heart of the home is the open-plan kitchen, dining, and living area, which showcases stylish fittings and creates a seamless flow between spaces, perfect for both everyday living and entertaining. The property also features a versatile media room that provides extra space for entertainment or relaxation.

The home also features a single lockup garage with integrated laundry area, optimizing the home's layout and ensuring maximum use of space. The low-maintenance, fully fenced backyard is thoughtfully designed for ease of care and provides a tranquil space for outdoor enjoyment.

The home is ideally located just a short walk from Nirimba State School, making it



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**For Sale**  
Offers Over \$750,000

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**LJ Hooker Caloundra | Aura**  
**(07) 5318 7277**

convenient for families with children. Additionally, the new Aura Brook, which offers a range of recreational and community amenities, is also within easy walking distance. This property is perfect for those seeking a blend of modern living and an excellent location in a family-friendly neighbourhood.

Features you will love:

- 3 Bedrooms with built-in robes, master features ensuite walk-in robe
- Open plan living, kitchen & dining with stylish fittings
- Airconditioning in living room/dining
- Separate media room
- Single garage with laundry space
- Large fully fenced backyard with low maintenance garden
- Located only a short walk to the new Aura Brook
- Short walk to Nirimba State School
- Short distance from the future city centre

## More About this Property

<b>Property ID</b>	2XEHYX
<b>Property Type</b>	House
<b>Land Area</b>	280 m2
<b>Including</b>	Air Conditioning Toilets (1) Secure Parking Fully Fenced Water Tank

**Chris Meldrum 0429 695 476**

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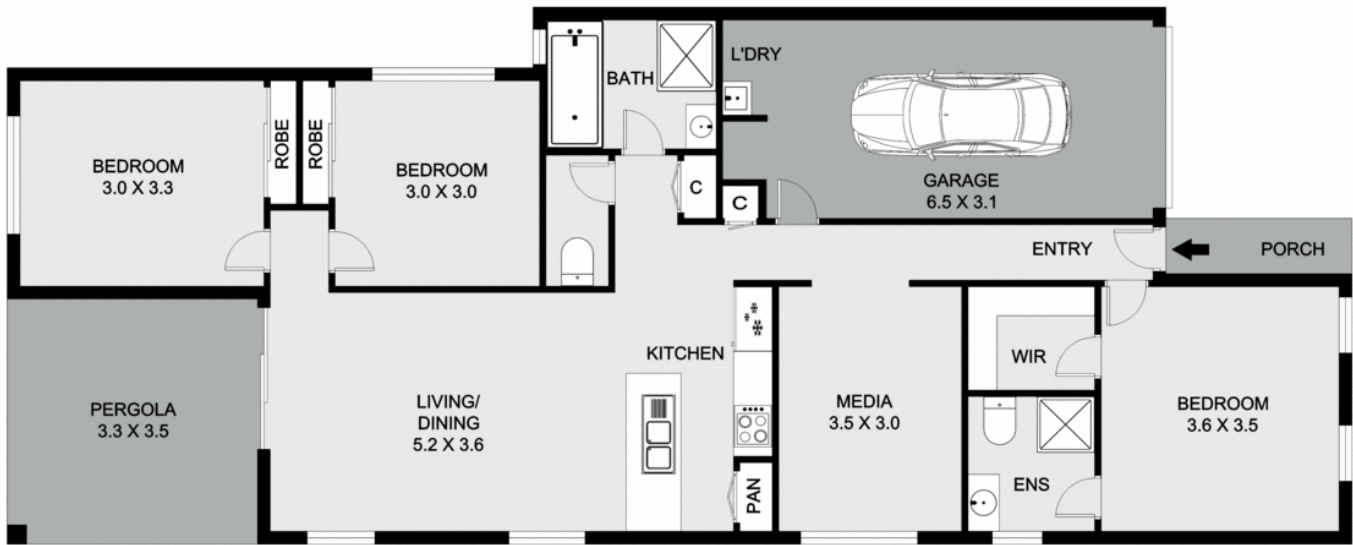
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## 26 Yarra Way, Nirimba



This floor/site plan is conceptual only, it is provided for illustrative purposes 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 and information contained on this floor/site plan.



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