

## Nirimba, 37 Nicholas Street

Owners Relocating, Must Be Sold!

Welcome to 37 Nicholas Street, located right near the Aura Brook and walking distance to Nirimba Primary, this is one you won't want to miss.

The home is comprised of 4 bedrooms, all with built-in robes and fans, with the master room featuring a walk-in robe, air-conditioning and ensuite. The kitchen is the heart of the home, equipped with a quality 900mm oven and gas cooker plus stone benchtops, great for the home chefs.

Off the kitchen is the open plan living and dining area which leads seamlessly out onto the covered alfresco with additional shade sail creating a wonderful entertaining space. The backyard is also fully fenced and features side access, perfect for storing any extra trailers.

The home also features a double lockup garage, solar on the roof and easy access to local amenities, making this an ideal family home that is sure to be snapped up quickly.



**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.

**SOLD**

4 

2 

2 

**For Sale**  
Offers Over \$830,000

**View**  
[ljhooker.com.au/2WNHYX](https://ljhooker.com.au/2WNHYX)

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

Features we love:

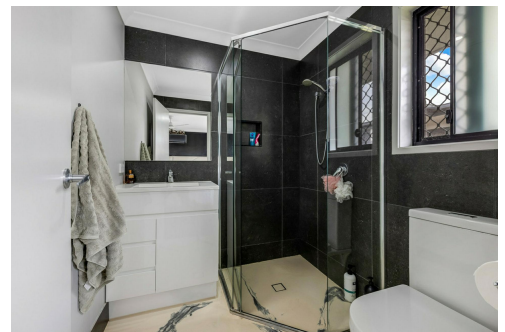
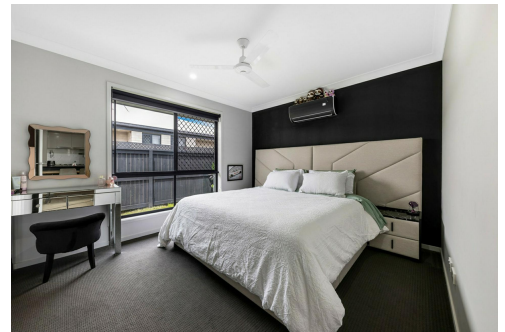
- 4-bedroom family home in the heart of Nirimba
- Master room comes with walk-in robe, ensuite and a/c
- Spare bedrooms all equipped with fans and built-in robes
- Well-appointed kitchen with 900mm oven, gas cooking, and stone benches
- Large covered alfresco with additional shade sail
- Fully fenced yard with side access
- Double lockup garage, solar on the roof
- Walking distance to Nirimba Primary and easy access to the Aura Brook
- Only a short drive to the future city centre

## More About this Property

<b>Property ID</b>	2WNHYX
<b>Property Type</b>	House
<b>Land Area</b>	338 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Chris Meldrum 0429 695 476**  
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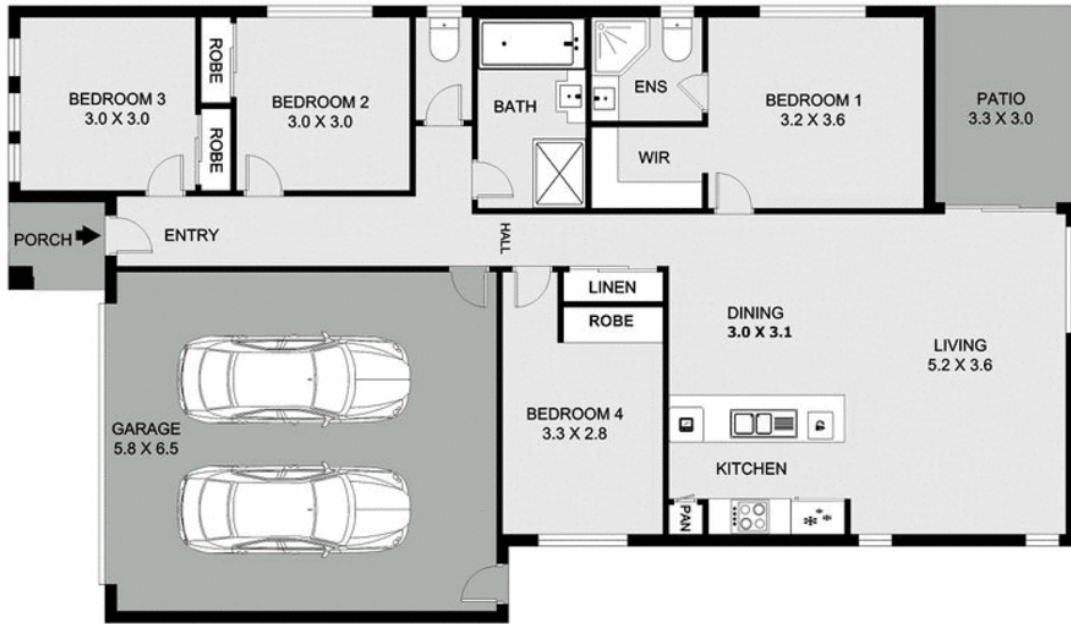
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This floor/site plan is conceptual only, it is provided for illustrative purposes and should not be relied upon. We make no guarantee as to the accuracy of this plan, all interested parties should make and rely on their own enquiries in determining the accuracy and information contained on this floor/site plan.



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