

4 Clarence Way, Nirimba

Near New 3 Bed Terrace on Large Corner Block!

Welcome to number 4 Clarence Way, Nirimba. Positioned in the heart of rapidly growing Nirimba, this near-new three-bedroom terrace offers something genuinely hard to find. A generous 201m2 corner block with room to move.

Beautifully presented and finished in a fresh coastal style, the home is completely turn-key, with sleek tiling, white stone bench tops, modern finishes and a bright, contemporary feel throughout.

The two-level floor plan features three bedrooms, two bathrooms, three toilets and a secure double garage, complemented by open-plan living and dining flowing to the outdoor area.

The real point of difference is outside. The corner position provides substantially more usable yard space than many terrace homes, making it ideal for children to play, entertaining or giving the family dog room to run.

Property Highlights:

- Large corner block
- Near-new condition

3 2 2

FOR SALE

\$850K+

VIEW

Sat 19th Sep @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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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.



- Window tinting & HDMI ports throughout
- 3 bedrooms, master with ensuite & WIR
- 2 bathrooms + 3 toilets
- Secure double garage
- Coastal-inspired interiors
- White stone benchtops & sleek modern tiling
- Open-plan living and dining
- Private outdoor entertaining & generous yard
- Air conditioning throughout
- Completely turn-key, move in today!

Located within the rapidly expanding Aura masterplanned community, residents have access to schools, parks, sporting facilities, walking and cycling networks and an expanding range of retail and services. Aura Home + Life has now opened, while construction is underway on the future Aura Town Centre, planned to include Woolworths, ALDI and numerous specialty retailers.

Adding further long-term appeal is The Wave rail project, with a proposed Bells Creek (Aura) station forming part of the new Beerwah to Caloundra rail line. Planning and pre-construction are underway, with major construction expected to commence in 2027 subject to approvals.

A rare combination of near-new living, modern finishes and genuine outdoor space, right in the middle of one of the Sunshine Coast's most exciting growth areas.

Contact us today to make this property yours!

Disclaimer: We've taken every care to ensure the information presented is accurate and sourced from reliable materials; however, no guarantee is provided. Buyers should complete their own inspections, enquiries, and searches and rely on their own findings.

MORE DETAILS

Property ID	71J2A
Property Type	House
Land Area	201 m2
Including	Ensuite
	Toilets (3)

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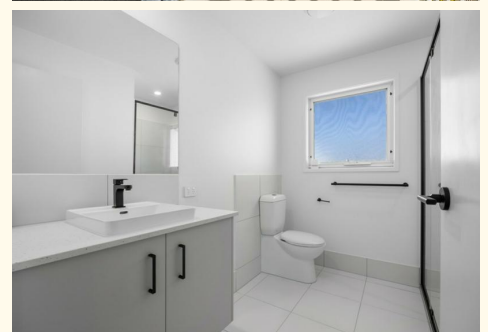
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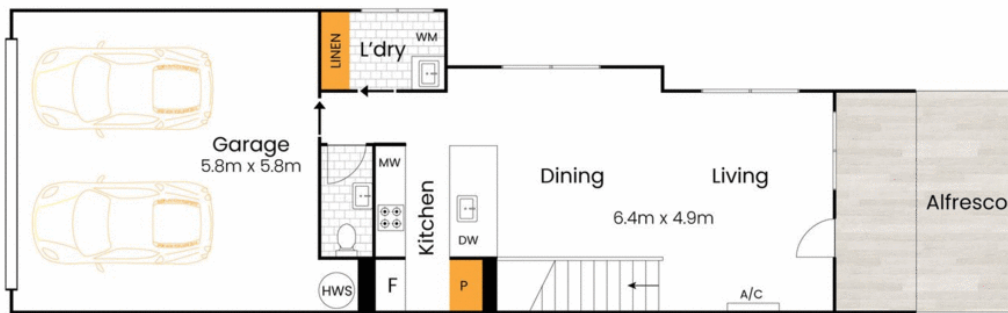
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Approx House Area 164m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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LJ Hooker + **Team Forbes.**
Caloundra | Aura