

Nirimba, 46 Tayha Crescent

Sold by Team Forbes!

Ethan of Team Forbes | LJ Hooker is delighted to bring to the market another beautiful Nirimba residence —number 46 Tayha Crescent. A stylish and low-maintenance 4-bedroom home, perfectly positioned in one of Nirimba's sought-after pockets. This beautifully presented property offers a seamless blend of modern comfort and lifestyle appeal, ideal for families, first home buyers, or investors.

The home's crisp facade and contemporary landscaping set the tone for what's inside. The elevated position and clean lines make an immediate impression —this is a home that stands out for all the right reasons.

Step inside and discover a thoughtfully designed floor plan made for easy, relaxed living. At the front of the home, a dedicated media room offers the perfect retreat for cosy movie nights or weekend sports sessions. Flowing through to the open-plan living and dining zone, the heart of the home is where functionality meets style —anchored by a sleek,



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.



For Sale
\$820K+

View
ljhooker.com.au/1XYHYX

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LJ Hooker Caloundra | Aura
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contemporary kitchen. Complete with a built-in 900mm gas cooktop and oven, stone benchtops, and a generous walk-in pantry, this kitchen is tailor-made for the home chef and entertainer alike. It's a space that's as practical as it is beautiful —no second guessing needed. Just beyond here you'll find the alfresco area, perfect for entertaining over the BBQ or simply a space to enjoy your morning coffee.

Tucked privately at the rear of the home is the master suite —your own peaceful escape. Featuring a large walk-in wardrobe, a stylish dual-vanity ensuite, and soft carpet underfoot, it's a sanctuary in every sense. The remaining bedrooms are equally well-appointed with built-in wardrobes, ducted air conditioning vents, and matching finishes throughout.

Sustainability meets savings with solar panels and a rainwater tank tucked neatly in the backyard —helping to keep those utility bills in check while doing your part for the planet.

Set in a family-friendly pocket of Nirimba, you're just a short stroll to local parks, quality schools, and all the essentials this vibrant community has to offer. Whether you're upsizing, downsizing, or investing —46 Tayha Crescent delivers the perfect blend of comfort, convenience, and contemporary style.

Key Features:

- 4-bedroom, low-set home in the heart of Nirimba
- Master bedroom with walk-in wardrobe & dual vanity ensuite
- Open-plan living/dining with seamless indoor-outdoor flow
- Well-appointed kitchen with 900mm gas cooktop, oven & walk-in pantry
- Stone benchtops, ample storage, separate media room
- Ducted air-conditioning & ceiling fans throughout
- Solar panels & rainwater tank in backyard to help slash bills
- Fully fenced, low-maintenance 350m² block
- Undercover alfresco area for outdoor dining
- Walking distance to Nirimba State School & local parks
- 15-minute drive to Caloundra CBD & pristine beaches

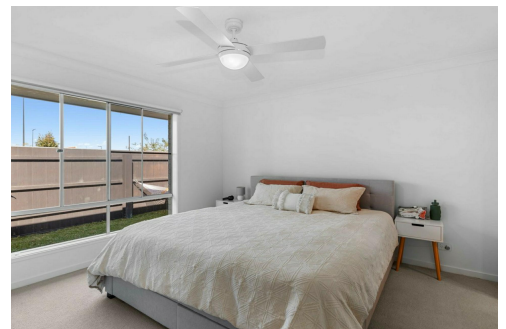
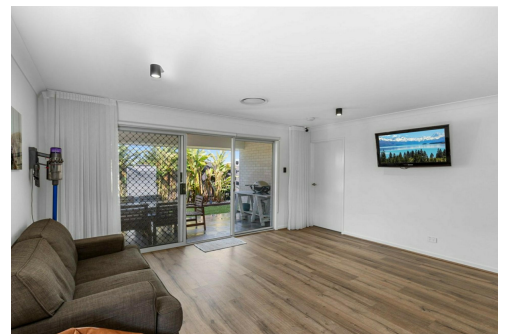
Contact Ethan on 0429 703 480... this is one you won't need to think twice about!

More About this Property

Property ID	1XYHYX
Property Type	House
Land Area	350 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank

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 46 Tayha Crescent, Banya

Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elitemediasunshinecoast.com.au

TOTAL M2: 209 M2