

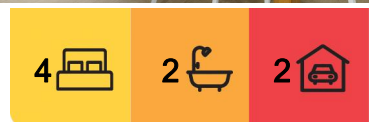
Nirimba, 6 Canning Crescent

Modern Family Home - Perfectly Positioned for Easy Living

Ethan Forbes and Sharnie Shaw from LJ Hooker are excited to present this modern family home, located at 6 Canning Crescent in the highly sought-after Nirimba community. Set on a 392 sqm block, this stylish property offers the perfect blend of comfort, convenience, and contemporary living—just moments from local amenities, parks, and schools.

The home features 4 generously sized bedrooms, providing plenty of space for a growing family or guests. The master suite is a true retreat, complete with a private ensuite featuring a double vanity and his-and-hers mirrors—perfect for busy mornings. Each bedroom is fitted with built-in wardrobes, offering ample storage. The property also includes a second bathroom, ideally positioned to service the remaining bedrooms.

The heart of this home is the open-plan living, kitchen, and dining area. The modern kitchen is sleek and functional, with stone bench tops, a spacious island with space for



For Sale
\$895K+

View
ljhooker.com.au/2MEHYX

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LJ Hooker Caloundra | Aura
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seating, and quality electric appliances. A large pantry ensures easy access to kitchen essentials, while ducted air conditioning throughout the home keeps the temperature just right year-round. The living and dining areas flow effortlessly from the kitchen to the outdoor alfresco, creating an ideal space for both everyday living and entertaining. Additionally, a second living area offers flexible options, whether as a media room, playroom, or another family space.

Step outside to the alfresco, perfect for relaxed evenings or gatherings. With ample lighting for night-time entertaining and an outdoor fan for year-round comfort, this space is designed for enjoyment. The home also includes a double-car garage, providing secure parking and internal access for added convenience. Designed for minimal upkeep, the property features low-maintenance gardens and a spacious yard, perfect for children and pets to play. With its efficient design, you'll spend more time enjoying your home and less time on maintenance.

Energy-efficient features like solar panels and a water tank help reduce both your carbon footprint and ongoing living costs, making this home a smart choice for long-term sustainability.

Perfectly positioned in the heart of Nirimba, this property is just minutes from parks, local shops, and schools. With quick access to the Bruce Highway and the Caloundra CBD, you'll enjoy the best of both worlds-peaceful residential living with everything you need close by. Plus, the beautiful Sunshine Coast beaches are only a short drive away, offering the ultimate in coastal living.

Key Features:

- 4-Bedroom, low-set home in the heart of Nirimba
- Master bedroom with large ensuite and walk-in-wardrobe
- Spacious living & dining area
- Well-appointed kitchen with electric appliances and ample storage
- Instant hot water via ZIP tap in kitchen
- New solar panels on the roof, ceiling fans throughout.
- Ducted air-conditioning throughout
- Low-maintenance yard, ideal for entertaining or pets, kids etc.
- 15 minute drive to Caloundra CBD & pristine beaches

Whether you're looking for your first family home, an investment opportunity, or a comfortable place to retire, this property is a must-see. For more information or to arrange a viewing, contact Ethan Forbes on 0429703480 & Sharnie Shaw on 0427882198. Don't miss this opportunity!



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More About this Property

Property ID	2MEHYX
Property Type	House
Land Area	392 m ²
Including	Toilets (2)

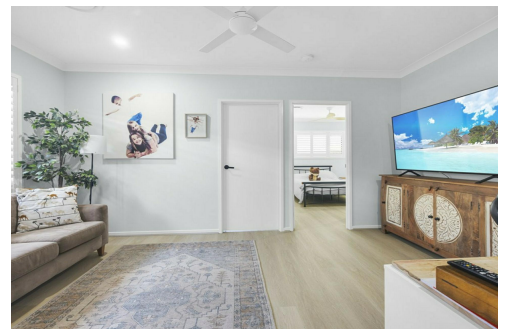
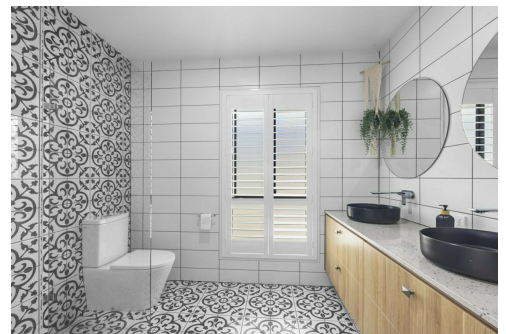
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