



6 Canning Crescent, Nirimba

Modern Comfort, Prime Location, Effortless Living in Nirimba!

Ethan Forbes from LJ Hooker proudly presents 6 Canning Crescent, Nirimba. This property is a modern, low-maintenance family home offering comfort, space, and convenience in one of the area's most popular communities.

Set on a 392sqm block, this well-designed residence features four spacious bedrooms, each with built-in wardrobes, including a private master suite complete with walk-in robe and ensuite with double vanity.

The open-plan kitchen, living, and dining area forms the heart of the home, showcasing stone bench tops, a large island with breakfast seating, quality electric appliances, and generous pantry storage. A second living area adds flexibility for a media room, kids' retreat, or quiet lounge.

Sliding doors open to the covered alfresco, creating seamless indoor-outdoor living, perfect for entertaining or relaxed afternoons at home. The low-maintenance yard provides space for children and pets, while

4  2  2 

FOR SALE

For Sale

AGENTS

Ethan Forbes
0429 703 480
ethan.forbes@ljhooker.com.au

AGENCY

LJ Hooker Caloundra | Aura
(07) 5318 7277

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.



the double garage offers secure parking with internal access.

Additional features include ducted air-conditioning throughout, ceiling fans, instant hot water via ZIP tap, solar panels, and a water tank to help reduce ongoing costs.

Located just minutes from parks, schools, and local shops, with easy access to the Bruce Highway and only a short drive to Caloundra and Sunshine Coast beaches, this home delivers the ideal blend of lifestyle and practicality.

Key Features:

- Modern low-set home on 392sqm block
- 4 bedrooms with built-ins, master with WIR & double-vanity ensuite
- Open-plan living and dining plus second living area
- Stylish kitchen with stone bench tops, island seating & electric appliances
- Covered alfresco for easy entertaining
- Ducted air-conditioning and ceiling fans throughout
- Solar panels and water tank for efficiency
- Double garage with internal access
- Low-maintenance yard for kids and pets
- Approx. 15 mins to Caloundra CBD and beaches

Ideal for first-home buyers, families, downsizers, or investors seeking a modern home in a growing location.

Contact Ethan Forbes on 0429 703 480 to arrange your inspection today.

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	35VHYX
Property Type	House
Land Area	392 m2
Including	Toilets (2)

Ethan Forbes 0429 703 480

Sales Consultant | ethan.forbes@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551
caloundraaura.ljhooker.com.au | aura@ljhooker.com.au





6 Canning Crescent, Nirimba

This floor plan is provided for illustrative purposes only. All measurements, dimensions and areas are approximate and may not be to scale. No guarantee, warranty or representation is given as to the accuracy of the information provided, and interested parties should rely on their own enquiries and inspections.