



Nirimba, 93 Charlotte Avenue

Perfect Entry-Level Opportunity!

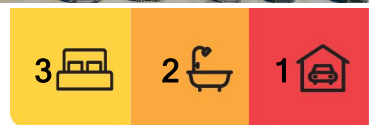
Ethan Forbes proudly presents to the market, number 93 Charlotte Avenue, Nirimba - a stunning home that epitomises Aura living at its finest. This beautiful residence features three generously sized bedrooms, including a king-size master suite, a family-friendly kitchen with a breakfast bar, split system air-conditioning throughout, an undercover alfresco area in the backyard, and a host of additional amenities.

Upon entering this charming home, you are welcomed by the master bedroom on your left, complete with a walk-in wardrobe, stylish ensuite, ceiling fan, air-conditioner, and plush carpeting. Further down the hallway, you will find the second and third bedrooms, both finished to the same high standard. The second bathroom, located adjacent to the second bedroom, matches the ensuite in both quality and elegance.

At the heart of this home is the expansive living, kitchen, and dining area. The kitchen boasts electric appliances, a beautiful vaulted ceiling, and a convenient breakfast bar with



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
Please Call

View
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LJ Hooker Caloundra | Aura
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ample bench space for meal preparation. The split system air conditioning ensures comfort throughout all seasons. Beyond this space lies the spacious alfresco area, perfect for outdoor relaxation. The thoughtfully designed backyard offers an ideal space for lounging, playing with family pets, or kicking a ball with the kids. Additionally, a large water tank in the back provides a savvy way to reduce water bills.

Convenience is key at 93 Charlotte Avenue, with the Baringa shopping precinct just minutes away and Nirimba Primary School and public transport within walking distance. Surrounded by parks and walkways in the leafy Aura estate, this residence offers a perfect blend of comfort and accessibility. A short drive brings you to the Bruce Highway, Caloundra CBD, and the breathtaking local beaches. Elevate your lifestyle at 93 Charlotte Avenue, where luxury meets practicality!

Key Features:

- Near new 3 bedroom home in great location
- Fully fenced, low maintenance 250m2 block
- Vaulted ceilings, split system air conditioning, & ceiling fans
- Outdoor alfresco area, water tank for efficiency
- Short walk to local parks & Nirimba Primary School
- Quick drive to Caloundra's pristine beaches
- Rent appraisal \$625 - \$675 p/w

Don't miss out on securing your slice of Nirimba. Call Ethan on 0429 703 480 to make this property yours today!

More About this Property

Property ID	2EEHYX
Property Type	House
Land Area	250 m ²
Including	Toilets (2)

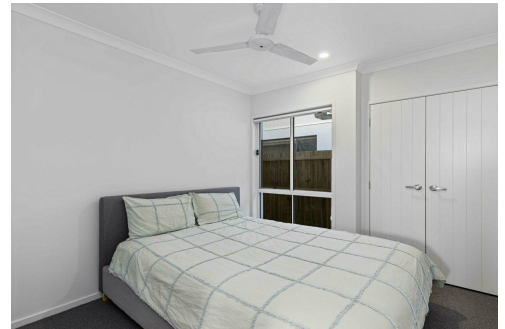
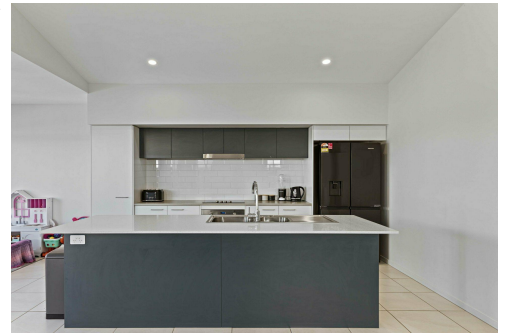
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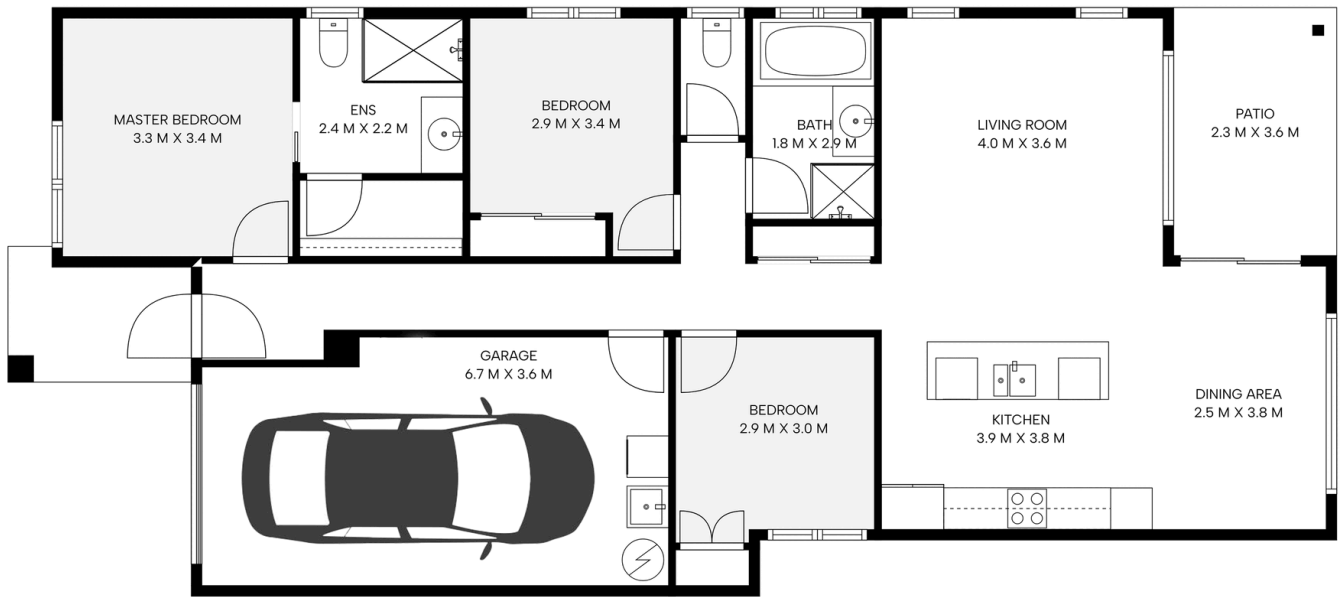
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 93 Charlotte Avenue, Nirimba

Internal: 123 m²
External: 13 m²
Total: 136 m²

Artist Impression ONLY. Every attempt has been made to 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