

## Nirimba, 3 Yarra Way

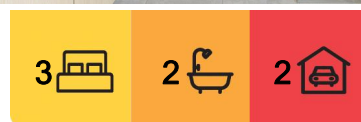
### NEWEST TERRACE HOME IN NIRIMBA!

Xavier Martin of LJ Hooker Aura is proud to present 3 Yarra Way, Nirimba.

This brand new, beautifully designed, corner block, terrace home boasts 3-bedrooms, 2.5-bathrooms and a 2 car garage. This low-maintenance property is set on a 206m2 block, perfect for families, investors, upsizes, downsizes or anyone seeking a modern lifestyle in a vibrant community.

Step inside and discover a spacious layout that boasts three air conditioned and generously sized bedrooms, including a master with an ensuite, plus an additional well-appointed bathroom and powder room. The open-plan living area seamlessly integrates indoor and outdoor spaces, creating a welcoming atmosphere for both daily living and entertaining.

The home boasts a thoughtfully designed open-plan layout, seamlessly integrating a dining



**For Sale**  
For Sale

**View**  
[ljhooker.com.au/QDJ0D](https://ljhooker.com.au/QDJ0D)

**Contact**  
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**LJ Hooker Beerwah**  
**(07) 5318 7277**

and living area for both functionality and style. A hidden laundry and more than ample storage adds to the home's practicality, ensuring a clutter-free space.

The modern kitchen features a stone bench top, electric appliances, externally vented range hood, ample counter space, and modern storage solutions, making it a chef's dream. The bathrooms are elegantly designed with quality fixtures and large showers, offering comfort and convenience.

Located in the newest section of Nirimba, this property is close to future schools, sporting grounds, cafes, medical facilities, and public transport, making it ideal for both homeowners and long-term investors. The Aura estate features parks, walking tracks, and a community atmosphere that blends comfort with convenience. Plus, you're only a short 15-minute drive from the Bruce Highway, Caloundra CBD, and the beautiful local beaches.

Key Features:

- 3-bedroom, 2.5-bathroom, 2 car garage on a 206m2 block in the desirable suburb of Nirimba
- Main bedroom with an ensuite and large walk-in robe
- Open-plan kitchen, living and dining area that connects seamlessly to the outdoor space
- Well-equipped kitchen with electric appliances and ample storage
- Split system air conditioning and ceiling fans throughout
- Low-maintenance yard
- Convenient location near schools, shops, medical services, and public transport
- Within 15-minute drive to Caloundra CBD, beaches, and the Bruce Highway

Experience modern living in a prime location at 3 Yarra Way, Nirimba where style meets practicality.

Contact me today on 0435 947 427 to inspect today!

\*Please note that the fencing, front turf, landscaping and fence will be painted completed in the coming weeks\*

## More About this Property

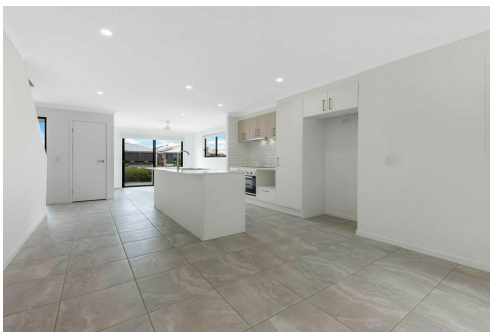
Property ID	QDJ0D
Property Type	Terrace
Land Area	206 m2
Including	Toilets (2)

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