

## Nirimba, 3 Nicole Street

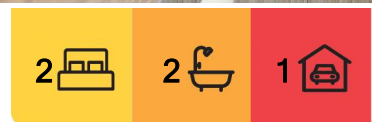
Sold by Ethan Forbes - Your's Next?

Ethan Forbes proudly presents to the market, number 3 Nicole Street, Nirimba - a stunning home with an array of features. This beautiful residence features two generously sized bedrooms, both of which include private ensuites and large wardrobes, a well appointed and convenient kitchen, split system air-conditioning throughout, an undercover balcony that overlooks the Glasshouse Mountains, and a host of additional amenities.

Upon entering this charming home, you are welcomed to a versatile space conveniently nestled under the stairs. Currently being used as a cozy home office, this space offers the opportunity to be creative for the prospective purchaser! Further down the hall, the first bedroom is complete with a large wardrobe, stylish ensuite, ceiling fan, and finished with carpet. The best feature about this space however is the dual access capabilities it offers. With a door into the garage from bed 1, the entire home can be turned into dual living! Or even better, utilise the garage, completely equipped with insulation as a third bedroom or rumpus space for kids.



**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**  
For Sale

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

Upstairs is where you'll find the heart of this home: the expansive living, kitchen, and dining area. The kitchen boasts electric appliances, a beautiful open outlook over the Glasshouse Mountains, a conveniently placed double pantry, and ample bench space for meal preparation. The split system air conditioning ensures comfort throughout all seasons. Beyond this space lies the spacious balcony, perfect for outdoor relaxation, entertaining or drinks with friends. Here is where you'll catch lovely breezes that effortlessly flow throughout the home. The master suite can be found upstairs styled in the same calibre as the bedroom downstairs. Complete with everything you would expect, plus its own split system A/C, you're set for comfort year round. Additionally, a large water tank in the back provides a savvy way to reduce water bills.

Convenience is key at 3 Nicole Street, with the Baringa shopping precinct just minutes away and Nirimba Primary School and public transport within walking distance. Take advantage of the current and future planned infrastructure within Aura's master-planned community. 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 3 Nicole Street, where luxury meets practicality!

**Key Features:**

- Near new 2 bedroom home in outstanding location
- Next to no maintenance! Ditch the mower
- Split system air conditioning & ceiling fans for climate control
- Balcony that overlooks the Glasshouse Mountains
- Short walk to local parks & Nirimba Primary School
- Quick drive to Caloundra's pristine beaches
- Rent appraisal \$595 - \$620 p/w
- Water tank in the back for saving on water bills

Don't miss out on securing your slice of Nirimba. Call Ethan on 0429703480 to make this property yours today!



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

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## More About this Property

<b>Property ID</b>	9YJ0D
<b>Property Type</b>	Townhouse
<b>Land Area</b>	75 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Water Tank

**Ethan Forbes 0429 703 480**

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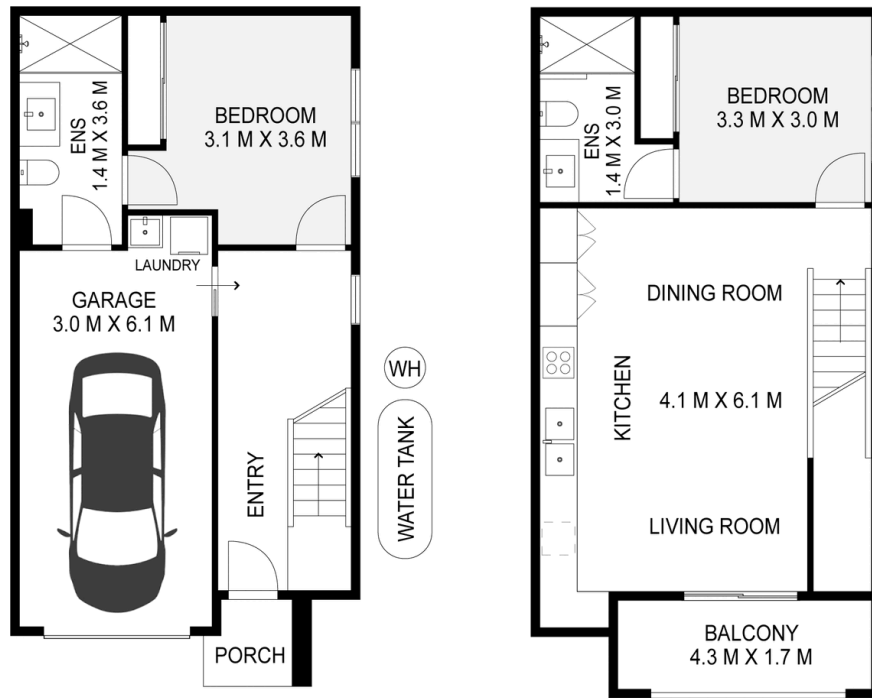
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### 3 Nicole Street, Nirimba

Internal: 105 m<sup>2</sup>  
External: 9 m<sup>2</sup>  
Total: 214 m<sup>2</sup>

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