

# 14 Charlotte Avenue, Nirimba, Qld 4551

## House For Sale

Thursday, 14 March 2024



14 Charlotte Avenue, Nirimba, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type: House**



Caloundra City Realty  
0754919500

**\$649,000**

Welcome to your new home! Located in the convenient and thriving suburb of Nirimba; this 3-bedroom, 2-bathroom home boasts a modern design with added extras – putting this property ahead of the rest. Step inside and enjoy the spacious living area with plenty of natural light. This space is perfect for entertaining friends or enjoying quiet evenings at home. A well-appointed kitchen features quality appliances and ample storage, making meal preparation a breeze. With the additional powder room located downstairs, offering convenience for guests and busy mornings. Upstairs, the master bedroom includes an ensuite bathroom for added privacy, a large wardrobe and balcony to enjoy those morning coffees. While the two additional bedrooms offer flexibility for a growing family, guests or a home office. With ample storage throughout the home, you'll have plenty of space to keep your belongings organised and clutter free. Outside you'll find a small courtyard with patio shade, providing an ideal spot for outdoor dining or simply unwinding with a book on Sunday mornings. This property also features solar panels offering energy efficient savings all year round.

**Features and Benefits:**

- 3-bedroom, 2-bathroom, 1 car garage
- Additional powder room
- Master bedroom with ensuite
- Small courtyard with patio shade
- Solar panels for energy efficiency
- Air conditioning for all year-round comfort
- Modern kitchen with quality appliances
- Spacious living with natural light
- Located in school catchment zones for primary and secondary schooling

Whether you are an astute couple, Brisbane commuter, small family or first-time home buyer- this is an opportunity one not to be missed. Contact Caloundra City Realty to inspect today!