

**39 Charlotte Avenue, Nirimba, Qld 4551**

AMBER WERCHON

**Sold Townhouse**

Wednesday, 25 October 2023

39 Charlotte Avenue, Nirimba, Qld 4551

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Townhouse**



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## Contact agent

Amber Werchon Property presents to the market 39 Charlotte Avenue, Nirimba. Welcome to this well-presented, modern gem in the serene neighborhood of Nirimba. Nestled in a convenient location, this exquisite home offers the perfect blend of modern living and convenience, making it an ideal choice for couples, small families, those who work from home or those simply wanting their own space. As you enter 39 Charlotte Avenue, you'll be impressed by the spacious downstairs bedroom, complete with a fan, built-in robe, fly screen, and ample natural light. The laundry boasts a stylish timber benchtop, tiled backsplash, and sleek black tapware, adding a touch of luxury to your daily routines. The well-designed downstairs bathroom features a modern shower, tasteful tiles, a feature mirror, and chic black hardware, elevating your daily pampering experience. The heart of this home is undoubtedly the open-plan kitchen/living area, featuring an oversized waterfall edge black benchtop, a convenient pantry, soft-close drawers and doors, and an induction cooktop with a stunning glass-effect backsplash that opens up the space, making it perfect for entertaining. Downstairs, polished concrete floors provide both style and durability. The courtyard is a true entertainer's delight, offering ample space for lounging, BBQ parties, and romantic candlelit dinners under the starry Nirimba sky. An added bonus is the enclosed garage, which can double as a man cave, complete with a carpeted floor and a gas strut window overlooking the courtyard. Endless opportunities for when you make it your own. Will it be parking, a gym, a games room, a man cave or perhaps an office? Upstairs, you'll find an oversized loft-style bedroom with a walk-in robe and a master ensuite, offering privacy and luxury. In addition, this home is equipped with 6kw solar panels and NBN readiness, ensuring both energy efficiency and high-speed connectivity. Families will appreciate the convenience of this location, with schools just a stone's throw away. Move-in ready, opportunities like this are rare. Contact Sean or Matt today, or risk missing out tomorrow! S K Consultancy Group Pty Ltd working in conjunction with Amber Werchon Property