

**43 Nicklin Way, Buddina, Qld 4575**

**AMBER WERCHON**

**Sold House**

Friday, 1 March 2024

43 Nicklin Way, Buddina, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 546 m2**

**Type: House**



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## Contact agent

Amber Werchon Property presents to the market 43 Nicklin Way, Buddina. This stylish 4 bedroom property offers a fantastic lifestyle for families with an in-ground mineral swimming pool, spacious backyard, and modern finishes, all positioned within walking distance from Kawana Shopping World and the beach. Featuring four bedrooms and two bathrooms in total, off street parking for four vehicles, an en-suited room conveniently located at the rear of the property with separate entrance, irrigation sprinklers, fully fenced yard, ample storage, two electric gates, and a tiled alfresco outdoor area, this home ticks all the boxes. As you step into the spacious living area, you will appreciate an abundance of natural light that floods in from the large front windows. The stunning open plan kitchen boasts 20mm stone bench tops, matte black tap ware and sink, sleek design, and a view straight out to the pool offering a dream layout for entertaining. The gorgeous in-ground pool will be a hit with family and friends and showcases a glass mosaic waterline tile band with full glass bead interior, hand laid Georgian stone water feature with a 1200mm blade, and a mineral chlorinator pool system. The fully fenced backyard has ample grassed space for the kids and pets to play as well as a veggie patch. The main part of the home has three generously sized bedrooms and a quality bathroom with floor to ceiling tiles, bath, frameless shower screen, and separate toilet. Offering multi-generational living, there is a Studio with separate access at the rear of the property, including a private ensuite bathroom. This Studio could be utilised as a gym, rumpus room, home office, teenager's retreat, or could even be rented out for extra income. For investors, this property offers immediate income with the current tenants paying \$850 per week. The home is central to so many amenities including major shopping, transport, parks, and cafes, while offering a fantastic coastal lifestyle by the beach. This sought after location has strong appeal to a broad range of homeowners and tenants alike, making this a sound investment. Papin Property Pty Ltd and Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property Pty Ltd.