

**85 Charlotte Avenue, Nirimba, Qld 4551**

**CENTURY 21**

**House For Sale**

Wednesday, 8 May 2024

85 Charlotte Avenue, Nirimba, Qld 4551

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 346 m2**

**Type: House**



Conor Swan  
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## New to Market

Welcome to 85 Charlotte Avenue, Nestled in the serene suburb of Nirimba. This stunning property offers the right combination of comfort and convenience. Boasting four bedrooms, two bathrooms and two car garage, this modern residence is designed to accommodate your every need. Step inside and experience the seamless flow of the open-plan layout, where natural light floods the modern interiors. The central kitchen overlooks the living space and features stone bench tops, sleek appliances, and ample storage, making it ideal for entertaining and family gatherings. Step outside to the covered alfresco area, perfect for enjoying evenings with loved ones. Retreat to the lavish master suite, complete with a walk-in robe that leads to an ensuite bathroom featuring a floating stone-finished vanity and an oversized shower with a recessed niche. Stay comfortable year-round with your own air conditioning system. Additional bedrooms offer versatility for a growing family, guests, or a home office, all equipped with built-in mirrored wardrobes and ceiling fans. Outside, the expansive backyard wraps around the property, offering plenty of room for customisation, whether you envision a cosy fireplace for chilly evenings or a lush garden oasis for tranquil retreats. Conveniently located in the sought-after Aura Estate, enjoy the convenience of urban living in Nirimba while being close to all that the Sunshine Coast has to offer. With the schooling precinct and future town centre within walking distance, and the beautiful beaches of Caloundra just a short 15-minute drive away, you'll have easy access to everything the area has to offer. Currently tenanted until December 2024, if purchasing as an investor just sit back and enjoy attractive returns; if purchasing as an owner-occupier you have a little time to get packed and organised for the move, and this will indeed be the best move you'll ever make! Highlight features:- Large Kitchen Stone Bench Tops - Split System Air Conditioning Units In The Master Suite And Living Area- Stone Top Vanities In Ensuite And Main Bathroom- Master Walk In Robe With Ample Storage- Ceiling Fans All Throughout- 5,000l Water Tank- Close Proximity To Nirimba State Primary School- Walk Or Ride To Mummy's Café, Parks And Future City Centre Precinct - Less Than 12min To The Hospital Precinct - Less Than 15mins To Caloundra's Beautiful Beaches - Excellent Access To Motorway And Transport For An Easy Commute Don't miss out on securing your slice of Nirimba! Call Conor on 0429 895 362 to make this your property today.