

SOLD



110 Charlotte Avenue, Nirimba



## Presentation Perfect - Ready Now!

This quality modern home, located on the northern side of Nirimba, within the master-planned city of Aura, offers low maintenance living with a family-friendly floor plan, on a fenced 350m2 block just a short stroll to neighbourhood parks and playgrounds, as well as walking/cycling distance to local schools and community amenities.

Across a single level facilitating easy-care living for all ages and stages in life; the home comprises three bedrooms, two bathrooms, media room at front, open plan living/dining flowing out to north-east facing covered alfresco patio, stylish galley kitchen, separate laundry with external access, and double lock-up garage.

High ceilings, 3 x split system air-conditioning, ceiling fans, carpets in bedrooms and media, smart-controlled security cameras, lights and blinds, stainless steel appliances, 900mm

 3  2  2  350 m2

<b>Price</b>	SOLD for \$818,100
<b>Property Type</b>	Residential
<b>Property ID</b>	2964
<b>Land Area</b>	350 m2
<b>Floor Area</b>	146 m2

## Agent Details

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## Office Details

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oven with gas cooktop, security screens at front and on external doors, epoxy flooring in garage, water tank, fire pit area, and gated pedestrian access at side to backyard – are among the home's notable features.

It has been impeccably maintained by the original homeowners and is turn-key ready with no immediate money needing to be spent; inside and out it is ultra-low maintenance, and there is room in the backyard for a plunge pool, if desired which would benefit from toasty northerly sunshine!

Located only 210-metres to the nearest park and with several others in close proximity; it is a fabulous home and location to raise a family, and the entire suburb boasts excellent connectivity via walk/cycleways, promoting a sense of community and belonging.

The children can walk or cycle to Nirimba State School or Notre Dame College – the new Catholic college only opened this year (2025), and it's less than 10 minutes' drive to Baringa Secondary College, IGA, and tavern.

Major hospitals are a 15 minute drive, it is 20 minutes to stunning coast beaches and the university, and 55 minutes to Brisbane Airport with quick direct access to the M1 from Bells Creek Arterial Road.

Investors, downsizers, small families, and entry level buyers should act with urgency to secure; this is elegant modern living in one of the coast's most exciting developments, with so much to (already) love and much more to come in the future!

- Elegant, modern, easy-care living on 350m<sup>2</sup>
- 3 bedrooms, 2 bathrooms, 2 separate living
- Quality galley-style kitchen with gas cooktop
- North-east facing covered alfresco patio
- Split system A/C, ceiling fans throughout
- Smart-controlled home security & lighting system

- DLUG + gated pedestrian access to backyard
- Rainwater tank, room for a plunge pool
- Short stroll to local parks & playgrounds
- Walking/cycling distance to local schools
- 15 mins to hospitals, 20 mins to beaches

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*