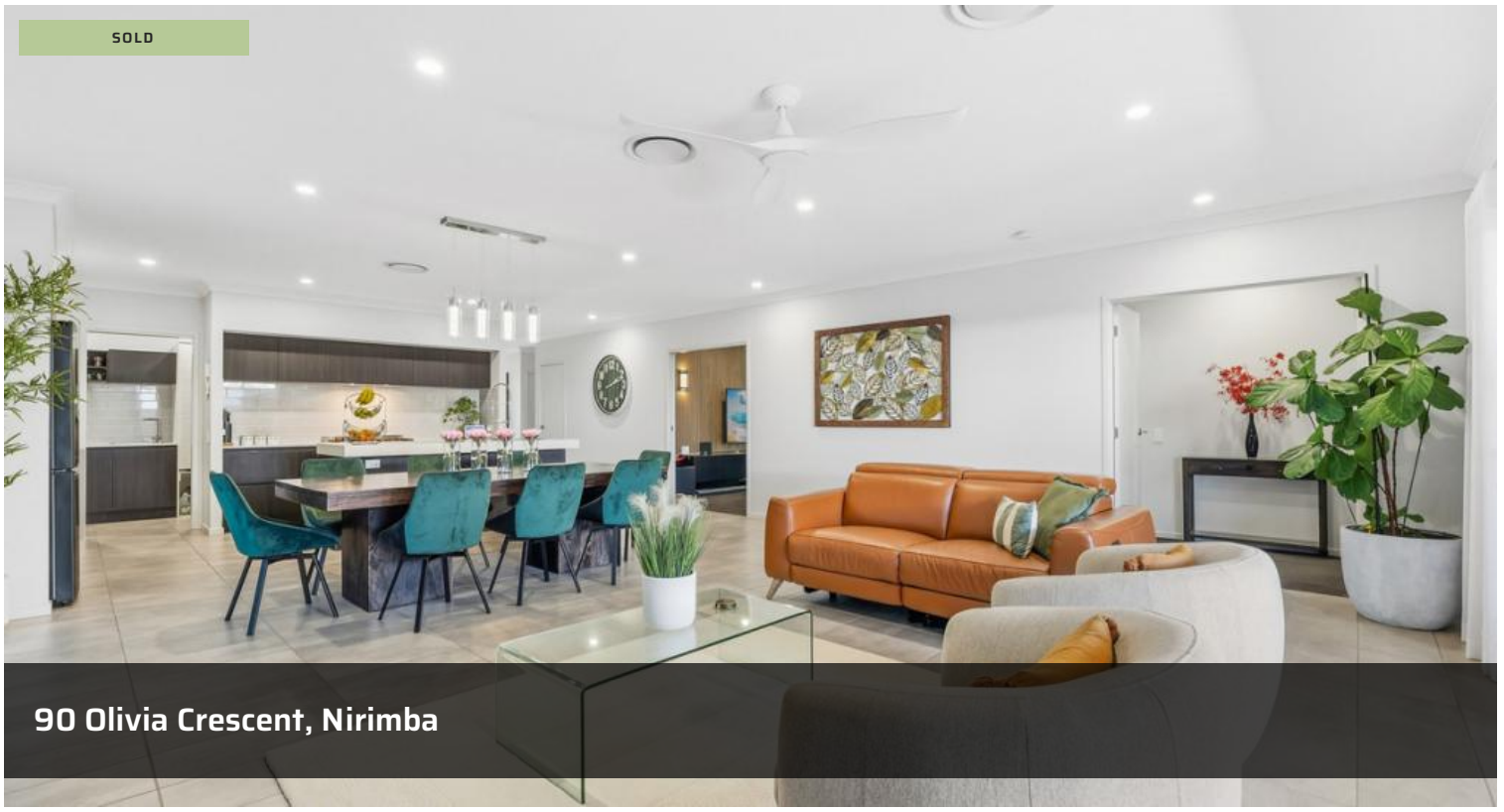








Modern Elegance: Family-Friendly in Every Sense

4 3 2 504m2

This meticulously maintained and impeccably presented 2020-built home on a 504m2 block offers not only a well-designed family-friendly floor plan but many extra inclusions and features that enhance value and appeal; there is a whole lot here to love.

Across approximately 279m2, the home comprises four bedrooms, three bathrooms, study nook, two separate living areas, ultra-stylish kitchen with quality appliances and butler's pantry, north facing covered alfresco entertaining terrace, separate laundry, and double lock up garage.

Ducted air-conditioning, remote controlled ceiling fans, plush carpets in media/bedrooms, acoustic panelling and floating entertainment units in both living areas, stone benches, integrated dishwasher, 900mm gas cooktop, soft close cabinetry, gas hot water, 3x3-metre movable deck with

Price	SOLD for $1,275,000
Property Type	Residential
Property ID	3155
Land Area	504 m2
Floor Area	279 m2

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open/close aluminium pergola roof, garden shed, fully insulated cedar multi-purpose shed on concrete slab (suitable for music room), 5,000-litre rainwater tank, and 6.4kW solar power are just some of the home's extensive suite of features.

The fourth bedroom is ensuited, so is ideal for guest accommodation, housing extended family member(s) or could work well as a home office/salon as it is located at the entry end of the home. It really is an exceptionally well-designed home offering great separation as well as versatility; and the original owners have invested in additional improvements that take it to the next level.

Inside and out, it is low maintenance and easy to lock-and-leave when away travelling; all that's needed to keep the yard looking neat and tidy is a regular mow, and the gazebo is moveable/demountable so there is space for a plunge pool, if desired. Everything has been thought of to make this the complete family lifestyle home.

Located in a quiet street on the northern side of Nirimba, within the master-planned City of Aura, it's just 300-metres to a fabulous children's playground, and 350-metres to the dog park. Local schools including Notre Dame Catholic College (opened in 2025) are within walking and cycling distance, as is the future town centre.

When it's time to hit the beach, you are spoilt for choice, with Caloundra's many stunning beaches located within a 15-20-minute proximity including the Pumicestone Passage popular for fishing and boating. Baringa's shopping and amenities are less than 10 minutes' drive, it's 15 minutes to major hospitals, and only 55 minutes to Brisbane Airport via direct accelerated access to the M1.

This is an outstanding property that offers many points of difference to others on the market within Nirimba and adjoining suburbs: quality, design, and presentation all shine! Purchase

today and look forward to an exciting new chapter beginning in 2026 and beyond.

· 2020-built Stylemaster home with many value-add extra features
· 4 bedrooms, 3 bathrooms, study nook, 2 separate living areas
· Ultra-stylish kitchen with quality appliances and butler's pantry
· North facing covered alfresco patio + gazebo with Vergola roof
· DLUG + onsite driveway parking, 5,000-litre rainwater tank
· Garden shed + fully insulated multi-purpose shed on concrete slab
· Ducted A/C, ceiling fans, gas hot water, 6.4kW solar power
· Elegant interiors, impeccably presented by original owners
· 504m2 block – gated side access, room for potential pool
· Short walk to parks incl: dog park, walk/cycle to local schools
· Exceptional family home, an absolute stand-out in every sense

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.