

AUCTION

43 Jasmine Avenue, Nirimba



## Custom-Designed, Stunning Bespoke Build!

Auction Location: Onsite

This stunning 2021-built residence, Arc House, a bespoke design by Void Building Design and custom built by award-winning Mint Design Homes, boasts not only striking aesthetic appeal with its vertical screens and gentle curves, but also a prized northerly aspect, highly functional floor plan facilitating exceptional indoor/outdoor integration, and innovative use of space.

Across a single level the residence comprises private secure entry from street, four bedrooms (all with external access), two luxury bathrooms plus powder room, sleek galley style kitchen with walk-in pantry, two separate living areas, north facing covered terrace at front overlooking sundrenched inground pool, second patio off media, mud room/laundry, and double lock-up garage with drive-through access on one side to park trailer.

 4  2  2  

540 m2

**Price** Contact Agent

**Property Type** Residential

**Property ID** 3206

**Land Area** 540 m2

**Floor Area** 260 m2

### Auction

Sunday 8 February, 10:00 AM

### Inspection Times

Sat 07 Feb, 9:00 AM - 9:30 AM

Sun 08 Feb, 9:30 AM - 10:00 AM

### Agent Details

Five ultra-slimline ducted air-conditioning units with individual room control pads, ceiling fans, burnished concrete flooring, stone benchtops, gas cooktop, quality appliances, soft-close cabinetry, 2700mm ceilings in the main living area, a sky window over the patio, dual vanities in the ensuite, a luxe standalone bathtub in the main bathroom, banks of louvres, a private garden courtyard off the master, generous storage, and a 5,000-litre slimline rainwater tank are among the many impressive features.

The décor is elegant throughout and the inspiration behind the design is around comfortable, easy-care coastal living in symmetry with the Queensland climate and lifestyle; it is as practical as it is stylish and with no stairs, its single level design means it is suitable for all ages and stages in life – this could be your forever home.

On a fully fenced 540m<sup>2</sup> block with uninterrupted north facing views to the conservation forest directly opposite, outlook is protected, natural light is promoted, and it is literally footsteps to a fabulous children's playground, dog-park, and childcare; plus, a 15-minute walk to Nirimba State School plus a short drive/cycle to Notre Dame College, this is an ultra family-friendly neighbourhood within the larger master-planned City of Aura.

Caloundra CBD, surf beaches, Pumicestone Passage, and major hospitals are within a 15-20-minute radius; and the future city centre is a 20-minute walk from here. Access to the M1 to Brisbane is quick and easy, you can be checking into your international flight within an hour from home.

Arc House is one of Nirimba's most admired properties; it truly stands in a league of its own, dressed to impress inside and out, the promise of a shiny new life can be your reality. Purchase today and start 2026 in the best possible way.

- 2021-built Mint Design Home, bespoke design by Void Building

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### Office Details

Code Property Group

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**code**  
PROPERTY GROUP

## Design

- 540m<sup>2</sup> fully fenced north-facing block opposite conservation reserve
- 4 bedrooms, 2 luxury bathrooms, 2 separate living areas
- Elegant galley kitchen with large WIP, gas cooktop, soft close cabinetry
- North-facing covered terrace overlooking sundrenched inground pool
- 2nd private patio off media room, private garden off master bedroom
- DLUG with drive-thru access to park a trailer, extra parking on driveway
- Ducted A/C, ceiling fans, banks of louvres, integrated indoor/outdoor flow
- Concrete flooring, sleek curves, elegant décor, high end fixtures/fittings
- Lush grassy lawn for children/pets to play, 5,000-litre slimline water tank
- Quiet neighbourhood, 550m to children's playground, 650m to dog park
- Close proximity to schools and future town centre, 15-20 mins to beaches
- Stunning designer living embodying all the lifestyle essentials with ease

*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.*