

4 Frederick St, Nirimba, QLD 4551

Sold - 12/01/2024

House 4 2 2



## LARGE FAMILY HOME! MUST SELL!

We're delighted to introduce this exceptional family home, situated in the welcoming Nirimba neighbourhood. This residence seamlessly combines comfort, style, and convenience, making it an excellent choice for families looking to grow or for savvy investors aiming to expand their real estate portfolio.

**Open for Inspection**

By Appointment.

This beautiful home is set on a generous 350 sqm land area and boasts 4 spacious bedrooms and 2 bathrooms.

The bedrooms are designed to ensure privacy and comfort. The main bedroom has a walk in robe and ensuite with double vanities and a large shower. Two other bedrooms feature walk in robes and the 4th bedroom with built in robes, making them perfect for a growing family or for accommodating guests. The bathrooms are modern, providing a relaxing space to start and end your day.

Get ready to be impressed by the living space this property offers. Downstairs, you have the open plan living room, a separate media room and a study, giving you the perfect spots to unwind or focus on work. And here's the bonus: upstairs there's another living space or kids retreat or whatever you would like it to be.

The kitchen has everything you need, a butler's pantry, stunning stone benchtops, and high-quality appliances that is a necessity for a busy family. This home has comfort, style, and versatility written all over it!

The location of this property is one of its biggest selling points. Nirimba is a suburb renowned for its friendly community, excellent schools, and close proximity to a variety of amenities such as parks, schools, and soon to be shopping centre, all within easy reach. This makes it a perfect place for families.

Features you will love:

- Spacious open-concept family and dining spaces flow through to outdoor alfresco area
- Ample living space, with a media room and study and a versatile multipurpose room or 3rd living room on the upper floor
- Gourmet kitchen complete with a butler's pantry, stone countertops, and 900ml gas cooking.
- Master suite boasting an ensuite with a double vanity and walk-in closet
- Three additional bedrooms, two with walk in robes and ceiling fans, one with a built in robe
- Convenient walk-through laundry featuring ample linen storage
- Ducted air conditioning for year round comfort
- Proximity to schools, childcare facilities, green spaces, and sports facilities

### Listed By

Paul O'Brien

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## Floorplan

## 4 Frederick Street, Nirimba



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker Caloundra | Aura gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

