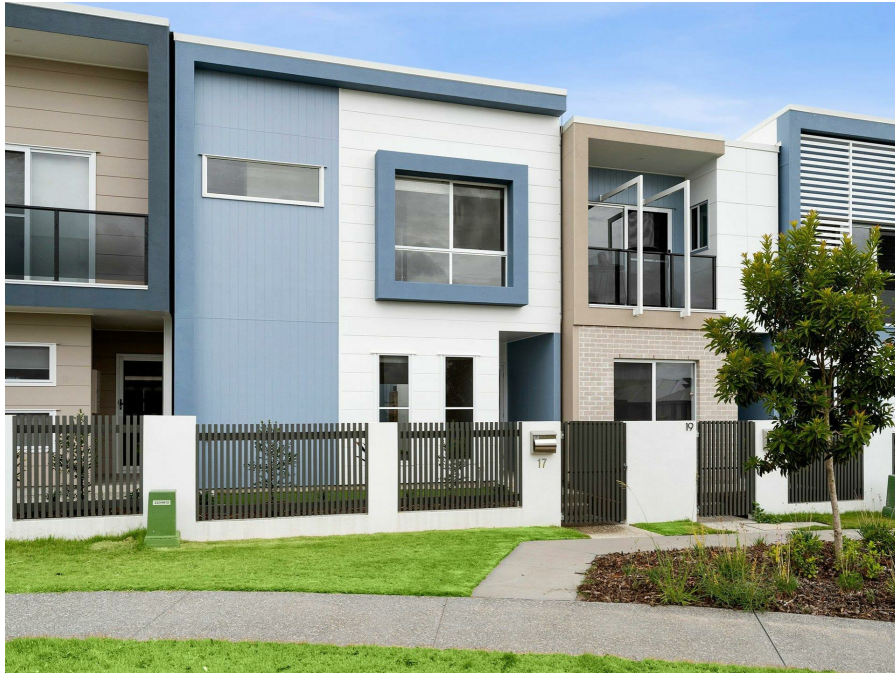


17 Terrence Ave, Nirimba, QLD 4551

Offers Over \$619,000

House 3  3  2 



PRICED TO SELL!

Arguably one of the best terraces in Aura, this brand new, never lived in terrace home has everything thought out, all you have to do is move in!

Built by Thompson Sustainable Homes, it has a fantastic floor plan maximising space it is extra large, light and bright.

Open for Inspection

By Appointment.

First walking in you notice the gorgeous warm coloured flooring and the high ceilings both upstairs and downstairs. The large open plan kitchen, living, dining area has its own large air conditioner and opens out to the grassed courtyard which is perfect for small pets. The kitchen has electric cooking, subway tile splashback and pendant lighting.

It has 3 good sized bedrooms, with ceiling fans, built in robes and all 3 rooms have their own air conditioners. The master has an extra large built in robe and an ensuite. The main bathroom upstairs has a bath and the downstairs bathroom also has a laundry sink and room for your washer and dryer. All 3 bathrooms have sky lights as well.

A huge point of difference is the carport/garage, it is 8.62m long, and the garage door is 2.4m high, the extra height accommodates larger vehicles and there extra length gives you multiple opportunities for the free space at the end of the carport.

Solar provisions have been installed during the build. This means the new owners are ready to connect and install with their preferred provider saving time and money.

This quality built home is in a great location, overlooking the Dinosaur Park in Nirimba and will suit owner occupiers, young families and it would also make an ideal investment purchase as it will be in hot demand to rent.

Features:

- 3 Good sized bedrooms, light and bright each with an aircon
- 3 Bathrooms - ensuite, main bath upstairs, 3rd bathroom/laundry down stairs
- Large double garage with extra high (2.4m) garage door for larger vehicle
- Good sized private, grassed courtyard
- Secure screen front door to provide extra security and peace of mind

Listed By

Paul Anthony

Paul Anthony

Mobile: 0427 859 399

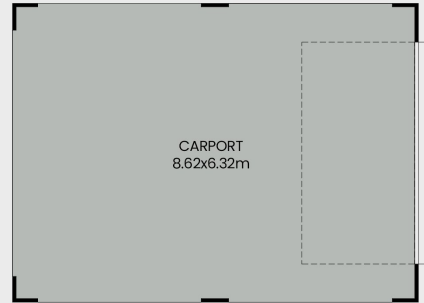
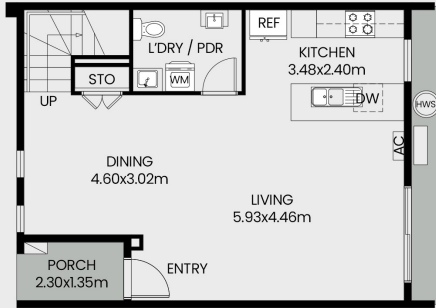
Mobile: 0427 859 399



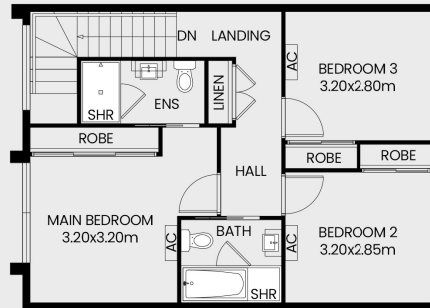
Floorplan

17 Terrence Avenue, Nirimba

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker 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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

