

37 Charlotte Ave, Nirimba, QLD 4551

Sold - 31/07/2023

Terrace 3  2  2 



## Ultra Modern, Stylish & Funky Terrace Home

This one of a kind terrace home features some very impressive differences from the standard terrace homes! Ideal home for couples, young families, singles or would make a great investment. Only 3 years young and looking for a new owner you'll love the light and bright look and the feeling of space with the extra high ceilings.

### Open for Inspection

By Appointment.

Polished concrete flooring, feature timber ceilings, chequer plate steel staircase and natural stone bench tops and splash backs all create a unique, funky pad in a great location in Nirimba. You would swear you are in a warehouse conversion home in the capital cities.

Suiting a variety of buyers we have a modern kitchen with natural stone bench tops and splashback, Bosch & Omega appliances, plenty of storage space. 3 extra large bedrooms (2 up and 1 down), and 2 bathrooms (1 up and 1 down), both are spacious with gorgeous coloured tiles, storage behind mirrors, and large showers. The master bedroom and living room are both air conditioned for year round comfort.

Outside you have a good sized low maintenance courtyard and a double garage accessed via the rear laneway.

On the roof we have 6.5 kw of solar power and it also includes a rain water tank to save on those increasing energy costs!

Not your standard terrace fitout means it is sure to create lots of interest in the market place so call us now to arrange a private inspection or come to our next open home viewing.

- 3 bedroom, 2 bathroom terrace home in Nirimba
- Stylish warehouse conversion look, sure to impress
- Polished Concrete floor, feature timber ceilings
- Natural stone features throughout the home
- 6.5 kw of solar power and water tank for reducing costs
- Double garage and great size courtyard entertaining area

### Listed By

Paul Anthony

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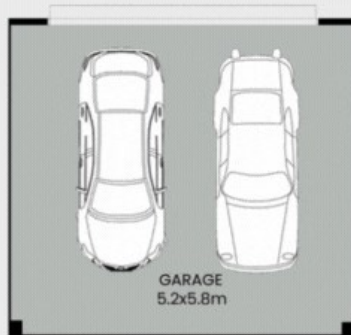
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## Floorplan

### 37 Charlotte Avenue, Nirimba



GROUND FLOOR PLAN



FIRST FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.