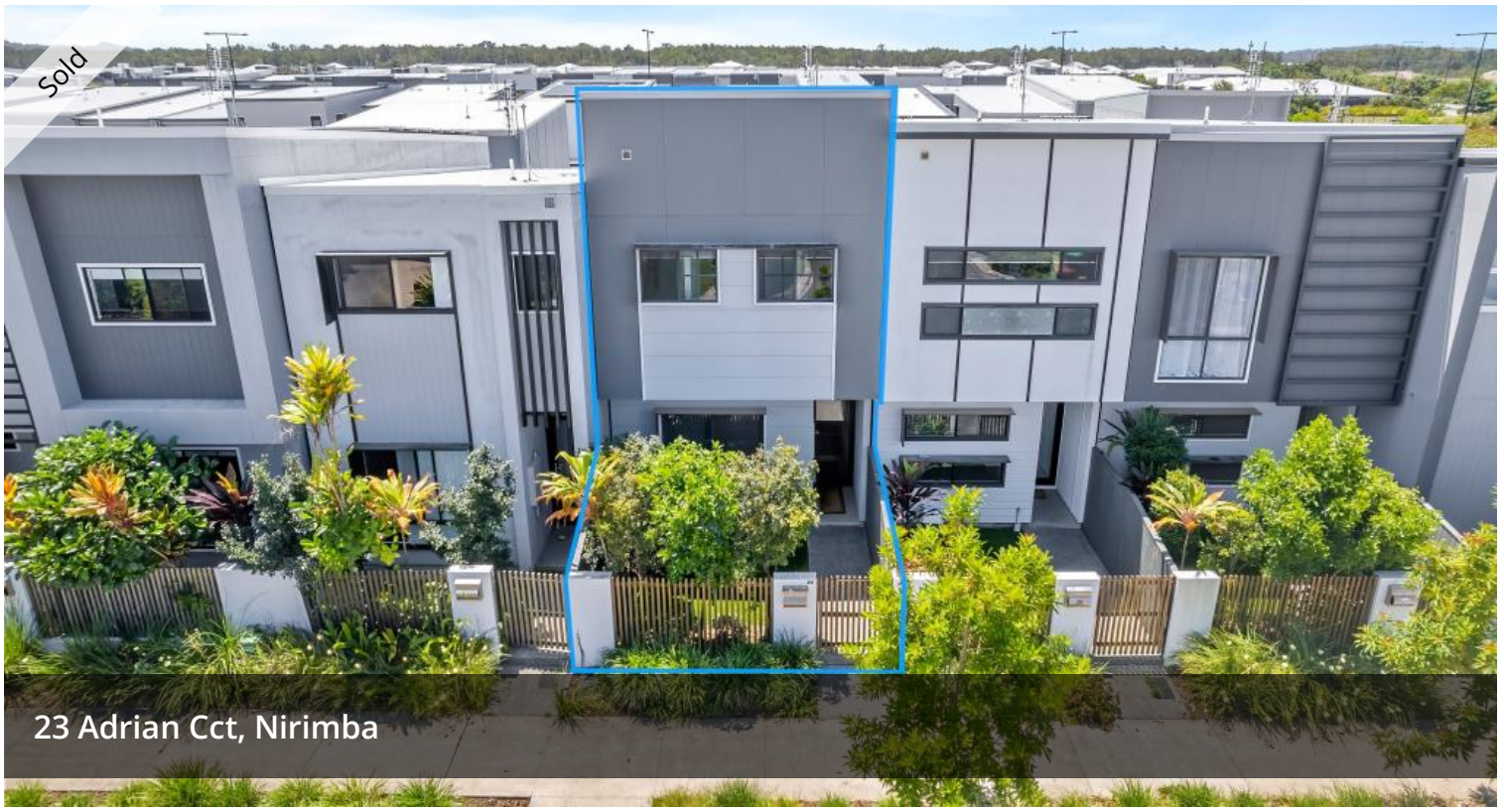








SOLD BY AUSTIN BELLINGHAM @ BLUE MOON PROPERTY

Welcome to 23 Adrian Circuit, Nirimba! Austin Bellingham from Blue Moon Property is excited to present this stylish terrace home in the highly sought-after Aura Estate.

This uniquely designed residence offers exceptional value with its multiple living spaces and spacious alfresco area. The expansive open-plan living area seamlessly connects to the outdoor space and kitchen, making it perfect for entertaining. The three bedrooms are thoughtfully separated for privacy, with bedrooms two and three sharing their own bathroom and a versatile media room that can also serve as a fourth bedroom. Master suite includes air-conditioning, walk in robe and ensuite.

Key features include:

- **Stand Alone Terrace Home with No body corporate fees**
- Two level design with living areas both upstairs and downstairs ensuring optimal rest and relaxation
- Air-conditioning
- Polished concrete floors
- Ample storage
- Generous alfresco balcony
- Open-plan living design
- Feature lighting
- Spacious showers & bathrooms

4 2 1 115m2

Price	SOLD for $675,000
Property Type	Residential
Property ID	11072
Land Area	115 m2
Floor Area	186 m2

AGENT DETAILS

Austin Bellingham - 0411953866

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

- Ceiling fans
- Remote lockup garage
- Sleek kitchen with amble preparation space, island bench and quality appliances
- Low maintenance, landscaped gardens and gorgeous courtyard entry.
- **Currently leased until August 2025 - Rental Appraisal $675pw-$700pw**

With Nirimba State Primary School nearby, new sports facilities recently opened, and Baringa Town Centre just a short drive away, this is an excellent opportunity for living or investment.

- Walking distance to multiple parks & playgrounds
- 800m to the dog park
- Nirimba State Primary School, Baringa State Secondary College, Shops, Hardware Stores, Take away shops & Gym, all within a 7-minute drive.
- Sunshine Coast Hospital: 10 minutes
- Caloundra Beaches: 15 minutes
- Sunshine Coast Airport: 30 minutes

Perfect for downsizers, families wanting to settle in the Sunshine Coast, or investors looking for an addition to their portfolio, now is the moment to claim your piece of paradise. Whether you're after relaxation or adventure in a vibrant community, this home has it all.

This one won't last long, call Austin today on 0411 953 866 to make this property your own!

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.