



3 Poinciana Avenue, Nirimba



## IMMACULATE DESIGNER HOME – SIMPLY MOVE IN AND ENJOY

Built to an exceptional standard for the current owners, this stunning contemporary residence offers the perfect combination of style, comfort, and low-maintenance living. Thoughtfully designed with spacious interiors, premium finishes, and effortless indoor-outdoor flow, this is a home where every detail has been carefully considered.

With absolutely nothing left to do, you can simply move in, relax, and enjoy everything this outstanding property has to offer while securing a quality asset for the future.

### The Home

- Approximately 29.2 squares of quality-built living
- Low-maintenance render, brick, and Colorbond construction
- High ceilings and oversized doors throughout
- Impressive raked ceilings to the kitchen, dining, and family living areas
- Spacious open-plan living and dining zones
- Separate media room for family entertainment
- Four generous bedrooms and two stylish bathrooms
- Fully ducted air conditioning throughout
- Ceiling fans to all bedrooms and living areas
- Centrally positioned designer kitchen with expansive bench space
- Built-in corner pantry
- Premium 900mm gas cooktop and oven

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Price	Contact Agent
Property Type	Residential
Property ID	11991

### INSPECTION TIMES

Sat 27 Jun, 4:00 PM - 4:30 PM

### AGENT DETAILS

Trevor Jones - 0488 999 156

### OFFICE DETAILS

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



- Stone benchtops throughout the home
- Oversized fridge space with plumbed water connection
- Quality tapware and fixtures throughout
- Four spacious bedrooms featuring two walk-in robes and two built-in robes
- Master suite complete with walk-in robe and ensuite featuring an oversized shower
- Modern family bathroom with quality finishes
- Separate powder room with stone benchtop and basin
- Large-format 600mm floor tiles to living areas
- Quality carpets to bedrooms and media room
- Functional laundry with overhead cabinetry and linen storage
- Additional walk-in linen cupboard
- Double lock-up garage
- Clean Epoxy coating to the Garage Floor
- Covered outdoor alfresco area perfect for entertaining
- Over 30m<sup>2</sup> of new quality timber decking to the rear yard
- Fully fenced and landscaped yard
- Ideal for children and pets
- Ample room for a future swimming pool with easy construction access

### The Site

- 471m<sup>2</sup> of level, usable land
- Beautifully landscaped with established gardens and plantings
- Positioned in a quiet and highly desirable pocket of the estate
- Surrounded by quality homes
- Parks and playgrounds just moments away
- Town water, sewer, and underground power connected
- Fast and reliable NBN internet available

### The Location

- Convenient access to the Bruce Highway for north and south travel
- Flat walking paths and scenic trails throughout the area
- Extensive parklands nearby
- Multiple cafés, restaurants, and food outlets within minutes
- Approximately 10km to Caloundra's beautiful beaches
- Less than 20 minutes to Sunshine Coast University Hospital
- Easy access to Sunshine Plaza and Kawana Shoppingworld
- Excellent selection of public and private schools nearby
- Just over one hour to Brisbane CBD and Brisbane International Airport

### A Home You'll Love

This immaculate designer home offers the perfect blend of modern luxury, practicality, and lifestyle convenience. Whether you're looking for your forever home, a family retreat, or a quality investment, this exceptional property deserves your inspection.

**Contact Trevor Jones on 0488 999 156 today to arrange your enquiry or inspection.**

*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.*