

Leased

# LEASED

23 Adrian Cct, Nirimba



## STUNNING AURA TOWNHOUSE

The search is over, this stunning terrace home in the heart of the highly sought-after Aura estate is the one for you! Enjoy saving the additional travel time by being conveniently located at the very front entrance of the estate & less than 10 minutes from some of Queensland best beaches!

### The Home:

- \* 1 Upstairs Master suite with large ensuite & walk through robe
- \* 2 Additional spacious bedrooms downstairs with built in robes & main bathroom to accommodate
- \* Upstairs living area with access to astroturf outdoor terrace
- \* Media Room
- \* Front Courtyard

### Fall in love with the following included features:

- \* Low maintenance garden & home
- \* Polished concrete flooring
- \* Split System Air-conditioning
- \* 20mm stone benchtops
- \* Window coverings - Roller Blinds

🚗 3 🚿 2 🚗 1

**Price**  
**Property Type**  
**Property ID**

**Contact Agent**  
**Rental**  
**6165**

### AGENT DETAILS

Austin Bellingham - 0411953866

### OFFICE DETAILS

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



- \* Fully landscaped and fenced
- \* 600mm cooktop & oven
- \* Upstairs Fridge/ Freezer Included
- \* Multiple linen cupboard storage throughout
- \* Pergola covering over outdoor terrace

**Location:**

- \* Only a short walking distance to Nirimba town centre, Nirimba State Primary School & sports fields, Large Parks & Playgrounds.
- \* 10 Minute drive from The Bruce Highway, Caloundra esplanade & some of Queenslands best beaches
- \* 15 minutes from The University of the Sunshine Coast
- \* Only 20-25 minutes to Maroochydore CBD & Sunshine Coast Airport

*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.*