

# Sold

## CALLING ALL SAVVY INVESTORS AND ASTUTE HOME BUYERS!

3 BED | 2 BATH | 2 CAR

40 Charlotte Avenue, Nirimba, QLD, 4551

Coastal Edge Real Estate are thrilled to present this stylish terrace home that will exceed all your expectations. Experience the perfect blend of comfort, sophistication and convenience in this stunning three bedroom, two bathroom home with two car garage.

Embrace the open-plan design that seamlessly connects the living, dining and kitchen areas, making it ideal for entertaining friends and creating lasting memories with family.

Enjoy the oversized, low maintenance courtyard offering an oasis for alfresco dining, gardening, or simply unwinding while soaking up the refreshing breeze.

Keep your vehicle safe and sound in your very own detached double garage, accessed via the rear laneway providing both convenience and peace of mind.

As a terrace home (single title) there are no Body Corporate fees.

At a Glance:

- 3 Bedrooms all with built-in robes and ceiling fans

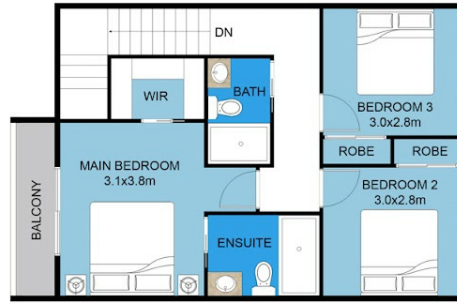
PRICE:  
\$670,000

OPEN FOR INSPECTION:  
N/A

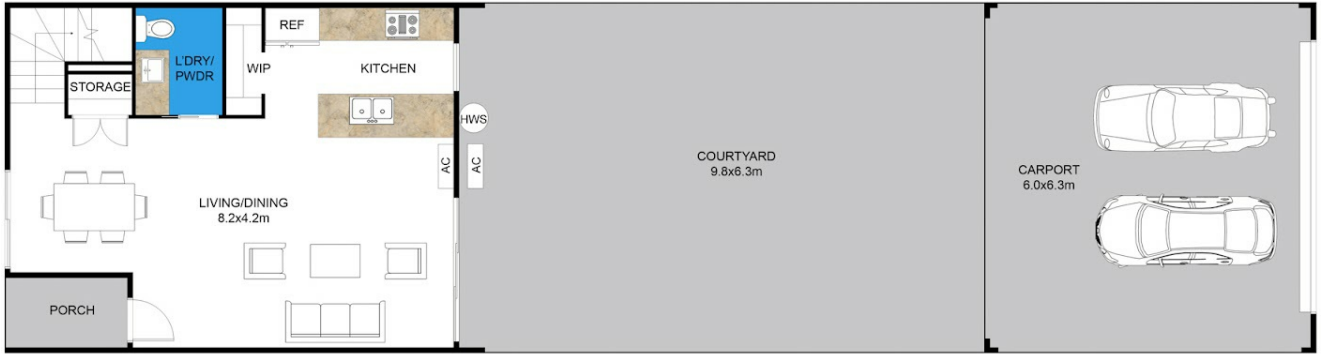


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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Sam's EYE Photography 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.

TOTAL AREA : 220.57m<sup>2</sup>

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