


# 118 Olivia Crescent, Nirimba







## Stunning four-bedroom home on large block!

4 2 2 420m2

Impeccably presented and in immaculate condition, this four-bedroom home is an absolute must see! Opening onto wide hallways, wood effect vinyl planking, decorated by a stunning, lit wall niche you are welcomed into this beautiful family home. The open-plan living space includes spacious kitchen, dining and living that flows out to a relaxing, covered alfresco and landscaped backyard. Enjoy the fully fenced green space, perfect for children or furbabies to safely play! The impressive kitchen is well-equipped with reconstituted stone bench tops and stunning pendant lighting over the island bench. The media room is centrally located with double sliding panelled doors for added privacy.

The master bedroom is generous in size boasting walk-in robe and ensuite with feature shower niche. This stunning room is framed by bedside pendants on individual switches perfecting this tranquil space. The further three bedrooms and activity room are located at the rear of the property - thoughtfully designed to suit a family. All three bedrooms are fitted with built-in robes and ceiling fans. The main bathroom is easily accessible from the rear bedrooms offering separate WC, bathtub, and shower both with feature wall niche and views to the outside to the huge yard!

The double car garage is finished with epoxy resin flooring, added storage and

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| **Price** | SOLD for $880,000 |
| **Property Type** | Residential |
| **Land Area** | 420 m2 |
| **Floor Area** | 218 m2 |

### Agent Details

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laundry at the rear with access to the drying area outside.

This family home is an absolute must see!

4 bedrooms | 2 bathrooms | 2 car garage
- Picturesque facade with covered porch & front deck
- Crimsafe screen to front door
- Open-plan main living, kitchen, and dining space
- Spacious kitchen with modern appliances
- Pendant lighting over kitchen island
- TV points to living room, media room, bedroom one and activities area
- LED downlights
- Outdoor entertaining area with two glass sliding doors
- Air conditioning to main living and master bedroom
- Spacious master bedroom with beside lighting, ensuite and walk-in robe
- Main bathroom with shower and bathtub
- Three further bedrooms with built-in robes
- Activity room adjacent to bedrooms three and four
- Centrally located media room
- Flyscreen to all opening windows and doors
- Roller blinds to windows
- Double lock up garage
- Fully fenced
- 5000L water tank

118 Olivia is located in a quiet Crescent with no 'through' traffic, walking paths, nearby landscaped parks, and nature reserve! This convenient pocket of Nirimba is close to the future city centre and the growing amenity of Aura! A hop, skip and a jump away from the stunning Fig Tree Park and Nirimba dog park. Absolutely ideal for grey nomads, someone wanting to upgrade, someone who loves entertaining, or a growing family who can take advantage of the nearby play areas, cafe, and schools. Ideally located moments from every amenity. Excellent schools are a short distance away, including Nirimba Primary State School, Baringa State (STEM) School and Unity College.

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