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REALTY



10 Sunad Court Nikenbah QLD

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This inner suburban oasis is positioned high on the ridge on a large 817m² allotment to capture the prevailing sea breezes and offers panoramic views across Hervey Bay towards world heritage listed K'gari - Fraser Island.

Immaculate and beautifully presented, this lovely custom-built home was completed in 2013 and is conveniently located close to essential amenities, including shopping centres, hospitals, medical centres, golf course, the esplanade, the beach and everything else that makes Hervey Bay great.

10 Sunad CT Nikenbah features: -

- Elevated 817m² allotment offering panoramic views and capturing the sea breeze
- Stylish, modern, well-maintained home built in 2013 with high ceilings throughout
- Three spacious bedrooms with ceiling fans and built-in wardrobes
- The main bedroom includes split system air conditioning, two built-in wardrobes and a lavish ensuite and offers direct access out to the entertaining deck
- The bathroom includes a vanity and shower, and there is a separate powder room and toilet
- An open-plan dining area off to the side of the kitchen
- The kitchen includes loads of bench and storage space, plus a pantry
- Quality appliances include a freestanding Euro maid double oven with a 5-burner gas cooktop and rangehood and a dishwasher
- A separate lounge or media room with reverse cycle split system air conditioning and direct access to the entertaining deck

- A fabulous alfresco outdoor entertaining deck offering panoramic sea views towards K'gari - Fraser Island
- A lined storage room and workspace under this home with a second sitting area
- The laundry offers direct access outside to the clothesline
- A large 9x7 metre double bay shed with a high entry, remote door and 2-pac floor and shade sail to the front, plus a separate garden shed
- A double carport space with covered access upstairs into the home
- Solar hot water and space to add a pool if desired
- Remote front entry gates

Homes of this calibre offering great views are always in high demand - so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

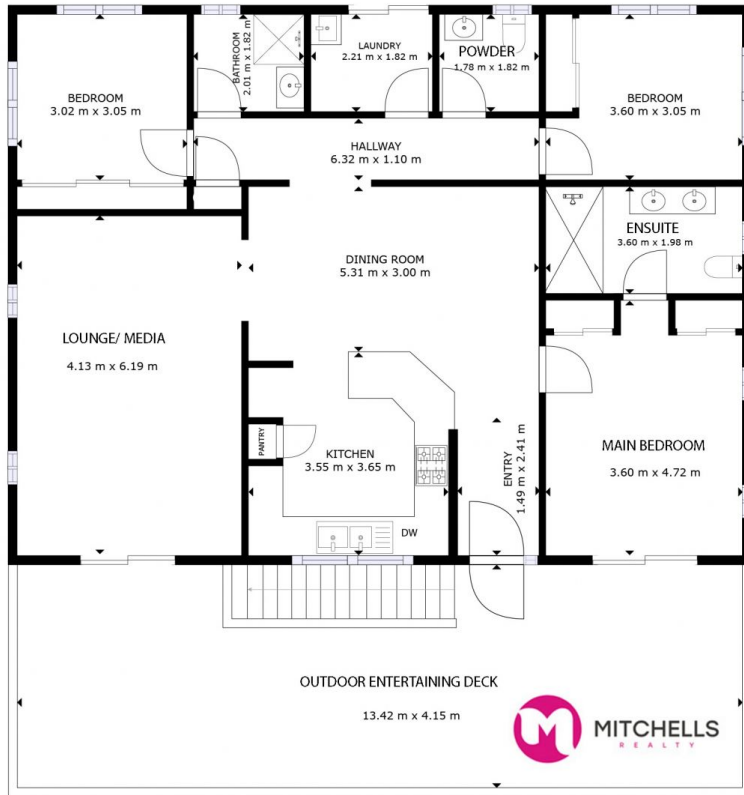
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Offers From \$850,000-
Land Size : 817 sqm
View : <https://www.mitchellsrealty.com.au/property/10-sunad-court-nikenbah-qld/8153231>

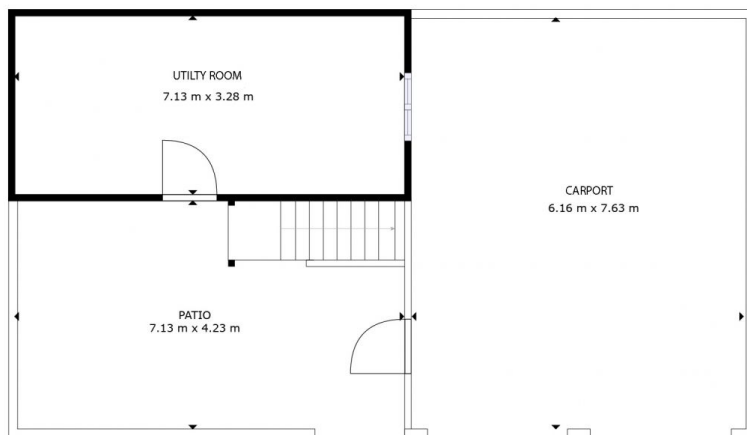


Scott & Katrina Mitchell
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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 23 m², FLOOR 2: 133 m²
 TOTAL: 156 m²
 EXCLUDED AREAS: PATIO: 77 m², BALCONY: 55 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

DOWNSTAIRS
 GROSS INTERNAL AREA
 FLOOR 1: 23 m², FLOOR 2: 133 m²
 TOTAL: 156 m²
 EXCLUDED AREAS: PATIO: 77 m², BALCONY: 55 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

