

# AMBER WERCHON

PROPERTY · PEOPLE



## 22 Nicholas Court Bli Bli QLD

6 4 2

Amber Werchon property presents to the market 22 Nichols Court, Bli Bli. Transformed by a sophisticated redesign, this elevated residence is now a modern, dual living family home with all the creature comforts.

Offering a private retreat with a focus on easy indoor/outdoor entertaining; the open-plan living and dining space flows to the outside with a north aspect that provides sunlight to a grassed area - perfect for kids or pets to play all year round. The in-ground pool is overlooked by the outdoor kitchen and features an impressive deck area, perfect for summer fun with family and friends.

The flexible floor plan of the main house includes four bedrooms, 3 bathrooms, two living areas and spacious

[For full version visit the website](https://www.amberwerchon.com.au)

**Type** : House  
**Price** : \$977,000  
**Building Size** : 320 sqm  
**Land Size** : 780 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/bli-bli/residential/house/5984242>



**Amber Werchon**  
07 5420 0888



**Sally Hope**  
0417 444 433

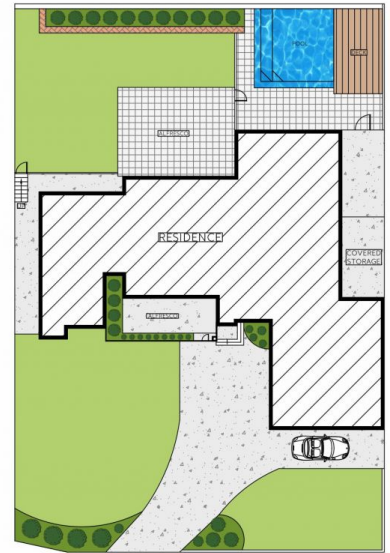
<https://www.amberwerchon.com.au>



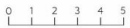
GROUND FLOOR



FIRST FLOOR



SITE PLAN



(Floor Plan For Illustrative Purposes Only)

Scale In metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefloorplanspecialist.com.au](http://www.thefloorplanspecialist.com.au)  
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APPROXIMATE AREAS  
 INTERNAL AREA : 220 m<sup>2</sup>  
 EXTERNAL AREA : 144 m<sup>2</sup>  
 GARAGE AREA : 41 m<sup>2</sup>  
 TOTAL AREA : 405 m<sup>2</sup>  
 LAND TOTAL : 780 m<sup>2</sup>



22 Nicholas Court, Bli Bli