

# AMBER WERCHON

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## 361 Nicklin Way Bokarina QLD

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Amber Werchon Property presents to the market, 361 Nicklin Way, Bokarina: this single level home on a fully fenced 555m2 block just 550-metres to the beach, circa 1980, has been updated in recent years and offers exceptional convenience and quick easy access to major amenities such as public and private hospitals, schooling, and sporting/leisure facilities.

Comprising three bedrooms, stylish modern bathroom and kitchen, open plan living and dining flowing out to a sundrenched north facing timber deck with pergola, and extra deep single lock-up garage, with side access to park a caravan, trailer or boat - it is the perfect size for a couple or small family.

Easy-care timber look vinyl flooring throughout, split system air-conditioning in lounge, ceiling fans, gas cooktop, stone

**Price** : Offers Over \$875,000  
**Land Size** : 555 sqm  
**View** : <https://www.amberwerchon.com.au/809001>  
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ARTIST'S IMPRESSION ONLY: Every effort has been taken to ensure the accuracy of this floor plan's measurements and areas; however, measurements are approximate, and no responsibility is taken for any error or misrepresentation made by the artist. No guarantee is offered, and the use of this floor plan is for illustrative purposes only.

361 Nicklin Way, Bokarina

INTERNAL - 82 SQM  
EXTERNAL - 36 SQM  
GARAGE - 28 SQM  
TOTAL - 146 SQM