







REFINED DOUBLE-STOREY LIVING OFFERING EXCEPTIONAL PRIVACY, CHARACTER AND QUALITY IN THE HEART OF AURA

4 2 2 280m2

Price	Offers Over $1,195,000
Property Type	Residential
Property ID	11941
Land Area	280 m2
Floor Area	215 m2

The Weir Twins from Blue Moon Property are proud to present 42 Rottnest Crescent, Banya — a home that breaks away from the standard, offering a rare combination of privacy, character and build quality that is almost impossible to find within the Aura community.

In a market dominated by uniform builds, this residence delivers something genuinely different.
Completed in late 2023 and surrounded by established greenery, it offers warmth, tranquillity and separation rarely found within the Aura community.

Outdoor Living & Privacy

The outdoor space is where this home truly stands out.

Unlike most properties in Aura, where neighbouring homes are visible from multiple angles, this backyard has been carefully designed to create a private and relaxed environment.

The backyard is where this home truly shines. Elevated fencing, established tropical gardens and strategic screening create a private, resort-style retreat rarely seen in the area.

The garden itself feels more like a retreat than a standard backyard, with

AGENT DETAILS

The Weir Twins - 0456697350

OFFICE DETAILS

Mooloolaba
Unit 1 24 Brisbane Rd Mooloolaba, QLD, 4557 Australia
0754456500

established tropical planting, a feature water element and custom-built termite-resistant timber raised garden beds adding depth and character, while remaining easy and quick to maintain.

At the front of the home, a designed garden entry sets the tone, featuring a moss garden with ingrown rock elements alongside a water garden framed by established magnolia trees.

Besides the exclusive privacy and landscaping, there is still a large grass area for kids and pets, while the alfresco is complete with an outdoor ceiling fan and shade blinds for comfortable, all-weather use.

A well-positioned 3m x 3m garden shed provides practical storage, while secure gated side pedestrian access leads into the backyard, with a full wraparound pathway offering access around the entire home.

Living, Design & Flow

Inside, the home opens into a light-filled layout designed for both everyday living and entertaining.

The open-plan kitchen, dining and living area forms the central hub, with large windows and expansive openings enhancing natural light while maintaining privacy.

Corner-opening stacker doors create a seamless transition to the alfresco, opening up the space and allowing indoor and outdoor areas to function as one.

This connection enhances both space and usability, making the home feel larger and more open without sacrificing comfort.

Raised ceilings throughout both the upper and lower levels further enhance the sense of space, adding to the home's open and airy feel.

Kitchen & Finishes

The kitchen balances style and practicality, featuring a waterfall stone benchtop, quality cabinetry and a more refined, grounded colour palette.

Quality Bosch appliances are included, with a gas cooktop, oven and dishwasher offering reliability and performance, while keeping gas use limited to cooking only.

Stone continues throughout the bathrooms, while timber-look vinyl plank flooring runs throughout the entire home with no carpet, creating a clean, low-maintenance finish.

Timber features including the staircase, handrails and double entry doors add warmth and contrast throughout.

Accommodation & Layout

All bedrooms are positioned upstairs, creating clear separation between living and accommodation zones.

The master suite is privately positioned, while the remaining bedrooms are set along their own hallway centred around the main bathroom and separate toilet.

An upstairs retreat provides a second living space, adding flexibility for

families or additional use.

All bedrooms are generously sized with raised ceilings, and each comfortably accommodates a king-sized bed, however the master suite stands apart in both scale and sophistication, offering a generously sized retreat complete with it's own walk in robe and private ensuite.

The main bathroom includes a 12-jet spa bath, adding a practical but also lifestyle-focused feature.

A powder room downstairs services the lower level for convenience.

Smart Living, Comfort & Efficiency

Smart home features are controlled via a central tablet located in the kitchen or through a mobile app.

The system integrates lighting and ducted air-conditioning, allowing you to turn lights and air conditioning on or off remotely, set timers and manage the home from anywhere.

The ducted system provides both heating and cooling for year-round comfort, supported by ceiling fans throughout the bedrooms and living areas.

A 6.6kW solar system with 20 panels helps reduce ongoing energy costs.

A hardwired Tesla EV fast charger is installed, offering a faster and more efficient solution than standard plug-in options, and is compatible with electric vehicles.

An adequate water tank services outdoor taps, with a switchable connection allowing toilets to run from tank water, improving efficiency and reducing water usage costs.

Water Filtration & Everyday Comfort

A high-quality water filtration system adds another level of comfort to the home.

A reverse osmosis system in the kitchen removes contaminants, impurities and unwanted minerals to deliver some of the cleanest, highest-quality drinking water available through a dedicated tap — giving you confidence that your family is drinking the best water possible every day.

In addition, a full-house filtration system services all taps and showers, meaning cleaner water is used throughout the home, which can be beneficial for skin, hair and overall day-to-day health.

Storage & Practicality

The home includes excellent storage throughout, with built-in robes, a walk-in robe to the master, linen storage and under-stair storage.

The double garage features a durable epoxy-coated, showroom-style floor, creating a clean, premium and highly functional space.

A separate split-system air conditioning unit allows the garage to be comfortably used as a gym, workshop or workspace.

Location

Positioned in the highly sought-after Banya precinct within Aura, this home offers a lifestyle of convenience within one of the Sunshine Coast's fastest-growing communities.

Everyday essentials including shops, cafés, gyms, medical services and schools are all just minutes away, making day-to-day living simple and practical.

Location Highlights

• Nirimba State Primary School – approx. 2 minutes
• Goodstart Early Learning Nirimba – approx. 4–5 minutes
• Great Keppel Way Whale Park – approx. 1 minute walk
• Aura Parkland Swimming Lagoon (opening soon) – approx. 5 minutes
• Aura Home + Life Centre (major retail hub – coming soon) – approx. 10 minutes
• Sunshine Coast University Hospital – approx. 25 minutes
• Direct access to the Bruce Highway – just minutes away
• Sunshine Coast beaches (Caloundra, Moffat, Kings) – approx. 15–20 minutes
• Brisbane Airport – approx. 60 minutes

Property Highlights

• 4 bedrooms, 2 bathrooms plus powder room downstairs
• Double garage with durable epoxy-coated, showroom-style floor

• Built in October 2023, home offers a 215m^2 build.

• Positioned in the highly sought-after Banya precinct within Aura

• Spacious open-plan living, dining and kitchen
• Seamless indoor-outdoor flow via corner-opening stacker doors
• Stone benchtops throughout, including waterfall edge
• Timber-look vinyl plank flooring throughout (no carpet)

• Quality Bosch appliances including oven, gas cooktop and dishwasher

• Full ducted heating and cooling with smart "MyPlace" control system
• Smart home integration including lighting, entry and climate control
• Ceiling fans throughout bedrooms and living areas

• Full-house water filtration system plus reverse osmosis system to kitchen

• 6.6kW solar system with 20 panels
• Hardwired Tesla EV fast charger (compatible with all EVs)

• Expansive alfresco with outdoor fan and shade blinds
• Established tropical gardens with exceptional privacy
• Custom-built termite-resistant timber raised garden beds

• 3m x 3m garden shed
• Secure gated side pedestrian access with full wraparound pathway

• raised ceilings throughout both the upper and lower level

• Generous sized bedrooms that accommodate king-sized beds

• 12 jet spa bath in main bathroom
• Upstairs retreat / second living area
• Excellent internal storage including walk-in robe and under-stair storage
• Separate split-system air conditioning to garage
• 5000 Litre Water tank with switchable mains connection for outdoor taps, toilets & washing machines
• And many additional quality extras throughout

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