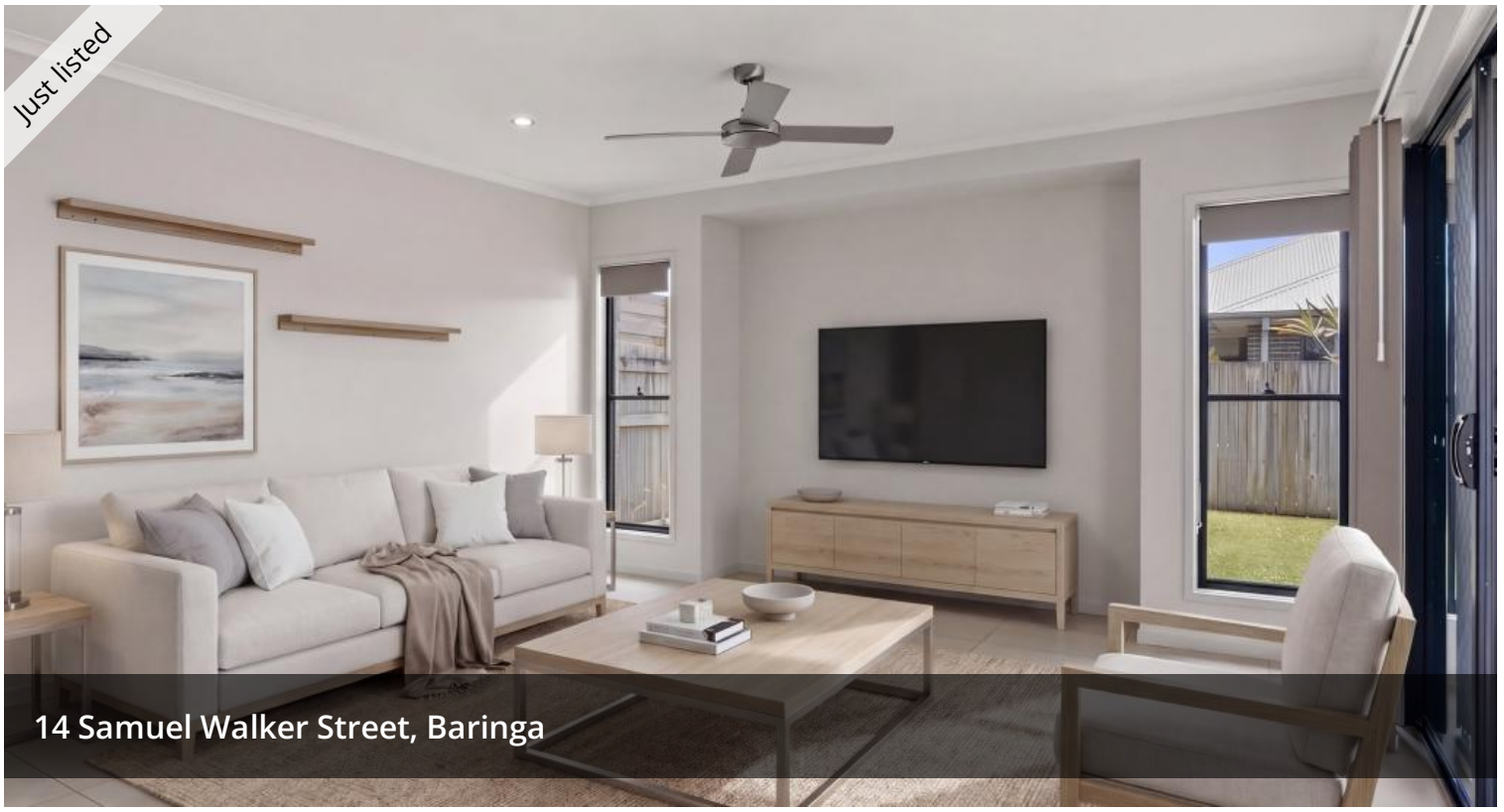








SANTA HAS COME EARLY!

3 2 1 300m2

Positioned in a popular family-friendly pocket of Baringa, this well-presented home offers an appealing combination of comfortable living, low-maintenance surroundings and everyday convenience.

Featuring three bedrooms and two bathrooms, the home offers a practical floorplan with a separate dining area and light, welcoming interiors complemented by coastal-inspired colours and modern finishes.

The master bedroom includes a walk-in robe and private ensuite, while the remaining bedrooms feature built-in wardrobes. The central kitchen provides a functional workspace with gas cooking and dishwasher, overlooking the living and dining areas.

Step outside to the covered alfresco entertaining area, overlooking a generous grassed backyard with plenty of room for children and pets. A 6.6kW solar system, water tank and garden shed add further practical appeal.

Whether you're entering the property market, looking to downsize or searching for a quality investment, this is an opportunity to secure a home in one of the Sunshine Coast's growing residential communities.

PROPERTY FEATURES:

- Three bedrooms, two bathrooms
- Master bedroom with walk-in robe and ensuite

Price	CONTACT AGENT
Property Type	Residential
Property ID	12180
Land Area	300 m2

INSPECTION TIMES

Sat 21 Nov, 11:00 AM - 11:30 AM

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

- Built-in wardrobes to remaining bedrooms
- Separate dining area
- Central kitchen with gas cooking and dishwasher
- Covered outdoor entertaining area
- Fully fenced, grassed backyard
- Single lock-up garage with epoxy flooring
- 6.6kW solar system
- Water tank and garden shed
- Air conditioning
- Vacant possession – ready for its new owners!

THE LIFESTYLE – LIVING IN BARINGA & AURA

Enjoy the convenience of living within the established Aura community, with an excellent selection of local amenities, schools, shopping and recreational facilities nearby.

Education & Childcare

- Baringa State Primary School
- Baringa State Secondary College (Years 7–12)
- Unity College
- Notre Dame College
- Nirimba State Primary School
- Local childcare and early learning facilities

Shopping, Dining & Everyday Convenience

- Stockland Baringa Shopping Centre, featuring IGA, cafés, takeaway, medical services and specialty stores
- Baringa Tavern
- Local cafés, restaurants and essential services
- Caloundra's major shopping precincts and retail facilities a short drive away

Transport & Connectivity

- Convenient access to the Bruce Highway via the Bells Creek interchange
- Easy access south towards Brisbane and north towards the Sunshine Coast
- Local Translink bus services connecting Baringa with Caloundra and surrounding suburbs
- Landsborough Railway Station providing connections to Brisbane and the wider rail network

Nearby Attractions & Facilities

- Sunshine Coast University Hospital and medical precinct
- University of the Sunshine Coast
- Sunshine Coast Airport
- Caloundra's beautiful beaches and waterfront
- Parks, playgrounds, sporting fields and extensive walking and cycling paths throughout Aura

Baringa is part of the exciting Aura master-planned community, offering an increasingly established lifestyle with growing residential, retail, educational and recreational facilities.

An excellent opportunity to secure your place in this sought-after Sunshine Coast location!

Please note that some photographs have been digitally enhanced with virtual furniture for illustrative purposes only.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.