

SOLD



31 Marybell Drive, Baringa



## Design Excellence, Custom-Built Stunner!

This sleek, custom-designed home by award-winning local builders Mint Design Homes, offers sophisticated, family-friendly living of the highest calibre on a generous sized 576m<sup>2</sup> block with side access plus drive-through garage to park caravan/boat. Everything has been thought of!

Across a single level facilitating seamless flow and easy-care living; the home comprises four bedrooms, two bathrooms, two separate living areas, premium kitchen with butler's pantry, expansive north-east facing covered patio plus timber deck overlooking inground pool, and double lock up garage.

Beautifully presented and stylishly appointed throughout; features include air-conditioning, ceiling fans, stone benches, soft close cabinetry, stainless steel appliances, gas cooktop, pyrolytic oven, full bank of stacker doors from living/dining to alfresco, floor to ceiling tiles in bathrooms, separate bath and

 4  2  2  

576 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1558
<b>Land Area</b>	576 m <sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

**code**  
PROPERTY GROUP

shower in main bathroom, dual vanities in ensuite, external access from master, abundant storage, and rain water tank.

Designed with the needs and lifestyle of the modern family the key driver - from the media room perfect for movie nights and binge-watching the latest Netflix series, through to the fabulous alfresco entertaining zone an inviting platform for all your celebrations, as well as a delightful private space for quiet relaxation, this home has the lot!

Low maintenance inside and out; the garden is large enough for children and pets to play safely and securely, and just 200 metres to Pedal Park, the kids can make plenty of new friends in and around the neighbourhood, so close to home.

Local amenities such as the primary school, shopping centre, and tavern, are also within walking distance; and access to Aura Boulevard is quick and easy connecting you to Caloundra Road, taking you into Caloundra CBD and beaches, or west to the M1 to Brisbane.

This is an exceptional property that is a 'stand out' in every sense. Built in 2017, first time to the market - inspections will thoroughly impress.

- Custom-designed lifestyle home
- Built in 2017 by award-winning builder
- 4 bedrooms, 2 bathrooms, 2 living
- Premium kitchen with butler's pantry
- North-east facing alfresco entertaining
- Sparkling inground pool will delight
- DLUG with drive-through access
- Side access, 576m<sup>2</sup> block
- Air-conditioning & fans throughout
- Tasteful décor, quality fixtures/fittings
- 200-metres to fabulous local park
- Walk to school, shops, tavern
- Quick access to Aura Boulevard

- Sleek, sophisticated and a stand-out!

*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.*