

LEASED



31 Banks Cres, Baringa



## FAMILY HOME IN THE HEART OF THE COMMUNITY!

Located in a quiet loop street just footsteps to a neighbourhood park, is this pristine contemporary home built in 2017, offering the ultimate in low maintenance living in the exciting family-friendly master-planned Aura community in Caloundra West. North facing, the home is light filled and across a single level comprises three bedrooms, built-in study nook, two bathrooms, two separate living areas, galley style kitchen, covered alfresco patio at rear, separate laundry with external access, and double lock up garage, on a fully fenced 349m<sup>2</sup> block requiring virtually zero maintenance.

Presentation is as new, and features include ducted air-conditioning, stone benches in kitchen, stainless steel appliances, security screens, quality window furnishings, dual vanities in ensuite, separate bath and shower in both bathrooms, generous storage, and water tank.

 4  2  2  350m<sup>2</sup>

**Price** \$650 per Week

**Property Type** Rental

**Property ID** 1893

**Land Area** 350 m<sup>2</sup>

**Floor Area** 350 m<sup>2</sup>

### Agent Details

Code Property Group - 07  
5438 3444

### Office Details

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

A well-designed floor plan places the master bedroom at the rear of the home away from the other bedrooms; the media room could be converted to a fourth bedroom if needed, enhancing versatility for the larger family.

From here you can stroll to Baringa amenities in just minutes including Frog Park, Baringa Primary School, Baringa Community Centre, and Stockland Baringa Shopping Centre; access to Aura Boulevard connecting you to Caloundra Road is quick and easy, and Caloundra CBD and beaches are within a 15 minute proximity.

- Easy care living in Aura
- Built by Coral Homes in 2017
- 3 bedrooms, media room that can easily be turned into a bedroom + study nook
- 2 bathrooms, 2 living areas
- Stylish central modern kitchen
- Covered alfresco patio at rear
- Ducted A/C throughout
- DLUG, fully fenced 349m<sup>2</sup>
- Pristine, nothing to spend
- Walk to parks, shops, school
- 10-15 mins to CBD & beaches

#### School Zone

Baringa State Primary School

Baringa State Secondary College

Meridan State College

#### HOW TO INSPECT THIS HOME:

1. Click Book Inspection

2. Follow the prompts

Due to covid safe practices, could you kindly register every member of your household that will be attending.

If there are no inspections available or the available inspection time slots are not suitable, please enquire below as more inspection times may be available in the coming week.

Code Property Group accept applications prior to you inspecting the property.

#### HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE Property Group website
2. Find the property of interest to you
3. Click the "APPLY NOW" button
4. Please fill in where indicated and follow the prompts

Please note anyone over the age of 18 that will be residing in the property, will be required to complete an application.

#### TO APPLY VIA VIRTUAL OPEN HOME:

1. Click and view the Video Tour above

If you cannot locate a video walk through, do not stress there is one on its way!

PLEASE NOTE, if you are applying for the property sight unseen, please read the terms and conditions in your tenancy application.

**\*\*Pets may be considered upon application - pending owner approval\*\***

Available date: 02/02/2022

Preferred lease term: 12 Months

**\*\*Tenants pay 100% of power\*\***

**\*\*Tenants to maintain gardens and grounds\*\***

**\*\*Property is water compliant tenants will be charged for all water consumption\*\***

**\*\*Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying\*\***

**\*\*Booking an open home is essential, please view our website at [www.codepg.com.au](http://www.codepg.com.au) - Click on Rentals - Click on the property you would like to view and 'Book Inspections'. Please ensure you register your details\*\***

DISCLAIMER: The information regarding this property has been

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