

LEASED

102 Wood Crescent, Baringa



## LOVE AT FIRST SIGHT!

102 Wood Crescent in Baringa is a stunning property that boasts exceptional quality, style, and modern living. Located in the popular Aura community, this house is perfect for families who want to enjoy the best of both worlds - a quiet, family-friendly neighbourhood with easy access to all the conveniences and amenities of modern living.

As you enter the property, you will be impressed by the spacious and light-filled living areas that flow seamlessly throughout the house. The contemporary open-plan design creates a sense of space and freedom, with the kitchen, dining and living areas all combining to create a comfortable and inviting atmosphere.

The kitchen is a chef's dream, featuring top-of-the-line appliances, including a gas cooktop, electric oven, dishwasher, and ample storage space. It also boasts a large island bench

 3  2  1  188 m<sup>2</sup>

**Price** \$580.00 per Week

**Property Type** Rental

**Property ID** 2286

**Land Area** 188 m<sup>2</sup>

### Agent Details

### Office Details

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

**code**  
PROPERTY GROUP

with breakfast bar, perfect for casual meals and entertaining guests.

The living areas are generously sized and feature high ceilings, creating a feeling of spaciousness and comfort. The dining area opens up to the outdoor patio, perfect for entertaining and enjoying the beautiful Queensland weather.

The property features three spacious bedrooms, all with built-in robes and ceiling fans. The master bedroom is particularly impressive, boasting a large walk-in robe and a stunning ensuite with double vanity, shower and toilet. The other bedrooms are serviced by a stylish and modern bathroom that is sure to impress.

The house also features a single lock-up garage with internal access, ensuring safety and security for your vehicles.

102 Wood Crescent is perfectly positioned in the heart of Baringa, surrounded by parklands, walking trails, and community facilities. The Aura community features a range of amenities, including shops, schools, parks, playgrounds and cafes.

This property represents an outstanding opportunity for families looking for a modern, stylish home in a convenient location. With all the features and amenities on offer, this house is sure to impress and will not last long on the market.

Features the code crew love:

Spacious and light-filled living areas

Modern open-plan design with contemporary finishes

Chef's dream kitchen with top-of-the-line appliances and ample storage space

Three spacious bedrooms with built-in robes and ceiling fans

Master bedroom with large walk-in robe and stunning ensuite

Stylish and modern bathroom

Outdoor patio perfect for entertaining

Single lock-up garage with internal access

Located in the heart of Baringa, surrounded by parklands, walking trails, and community facilities

Easy access to shops, schools, parks, playgrounds and cafes

Perfect for families looking for a modern, stylish home in a convenient location.

Aura is a master-planned community located on the Sunshine Coast in Queensland, Australia. It is one of the largest residential developments in Australia, spanning over 24 square kilometres and providing housing for up to 50,000 residents.

The community offers a range of amenities, including shops, schools, parks, playgrounds, sports facilities, community centres, and healthcare services. It is also home to a range of retail and commercial developments, including the Baringa Town Centre and the Aura Business Park.

Aura is committed to sustainability and innovation, with a range of initiatives designed to promote eco-friendly living, reduce carbon emissions, and create a connected and vibrant community. These initiatives include the provision of cycle and pedestrian paths, solar-powered street lighting, and water-saving features.

Aura is conveniently located close to major transport links, including the Bruce Highway and the Sunshine Coast Airport, making it easily accessible to the wider region. It is also close to some of the Sunshine Coast's most popular attractions, including pristine beaches, national parks, and tourist destinations.

School Zones

Meridan State College

Baringa State Primary School

Baringa State Secondary 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.

This property is suitable for SMALL OUTDOOR pets only

Available date: 24/04/2023

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

## Inspections

**\*\*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 obtained directly from the owner, as such, Code Property Group does not guarantee or warrant the accuracy of such information. Interested parties should conduct independent research and due diligence to verify the accuracy of the information provided. Code Property Group takes no responsibility for any errors or omissions and cannot be held accountable for any loss or damages incurred by any party as a result of the information provided.

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