

SOLD



22 Burnet Circuit, Baringa



## Simplify Your Life in the City of Colour

This Coral Homes built modern residence in a family-friendly neighbourhood, directly opposite a fabulous park and playground, offers effortless modern living in the master-planned Aura community, within walking distance to all Baringa amenities including schools, shops, dining, and tavern.

Across a single level the home comprises three bedrooms, two bathrooms, open plan living, study nook, central kitchen with walk-in pantry, north-facing outdoor patio, separate laundry, and double lock up garage on a fenced 313m2 block with astro-turf lawn requiring virtually zero maintenance!

Ceiling fans and carpets in bedrooms, raked ceilings in living and kitchen, stone benches in kitchen and bathrooms, soft close cabinetry, separate bath and shower in family bathroom,

 3  2  2  314 m2

**Price** SOLD for  
\$720,000

**Property Type** Residential

**Property ID** 2660

**Land Area** 314 m2

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

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

security screen door to patio, roller blinds, and slimline water tank – are all existing features.

This is the perfect property for a range of buyers from entry level through to downsizers/retirees and of course, investors; it is suitable for all ages and stages in life, easy to lock and leave when off travelling and ultra-easy to maintain.

The children or grandchildren will adore the parks, so will your canine family members, and the entire estate is flat with pedestrian pathways providing excellent connectivity and accessibility to everything on offer – Aura has been designed very much with lifestyle and community a focus.

Original investor-owner (property is currently tenanted until end June 2024) has enjoyed high occupancy rates and good returns; and in this tight rental market amidst the housing supply crisis, buoyed by the rapid population growth on the Sunshine Coast, this is a rock solid addition to any portfolio.

Located with quick easy access in and out of Aura; particularly now with the opening of the new link road to the M1, the lure and appeal continues to escalate. Major amenities such as public and private hospitals, the university, a range of schools, Caloundra CBD, shopping centres, and stunning beaches are all within a 15 minute radius; and its only 70 minutes to Brisbane International Airport.

Whether purchasing to move in or rent out – this is a strategic investment in one of southeast Queensland's fastest growing communities with the very brightest of futures ahead; and so many exciting projects in the pipeline, invest in your slice and enjoy the ride!

- Modern single level home in Aura
- Currently tenanted to end June 2024
- Opposite fabulous park/playground
- 3 bedrooms, 2 bathrooms, study nook

- Open plan living with raked ceilings
- Central kitchen – WIP & stone benches
- North facing covered patio at rear
- DLUG, fenced low maintenance approx 313m<sup>2</sup>
- Ultra-low maintenance inside & out
- Suit all ages – from young to older
- Walk to schools, shops, parks, tavern
- 15 mins to beaches, hospitals, university
- Quick easy access to M1 to Brisbane

*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.*