



15 Bosk Street, Banya



## Brand New in Banya: Corner Block with Side Access!

This brand-new residence on a fenced 366m<sup>2</sup> corner block with gated drive-through side access and a north facing backyard, is turnkey ready and waiting for its first occupants to move into, infuse with laughter and love, create memories, anchor down and call home.

Across two levels the home comprises formal entry, four bedrooms, two bathrooms plus powder room, two separate living areas, galley kitchen with walk-in pantry, north-east facing covered alfresco patio, separate laundry with external access, and oversized double lock-up garage.

2700mm ceilings, ducted air-conditioning, ceiling fans, stone benches in all wet areas including a waterfall end to kitchen island with elegant demi-round fluted finish, quality appliances including 900mm oven and cooktop, soft close cabinetry, brushed nickel plumbing fixtures, roller blinds, security screens,

4 2 2 366m<sup>2</sup>

**Price** Guiding from  
\$1,195,000

**Property Type** Residential

**Property ID** 3370

**Land Area** 366 m<sup>2</sup>

**Floor Area** 227 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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dual vanities in ensuite, separate shower and bathtub in main bathroom, generous storage including under-stairs, slimline rainwater tanks, and provision for solar are among the extensive suite of features.

07 5438 3444

**code**  
PROPERTY GROUP

Being brand new there is nothing needing to be spent, it is presentation-perfect, a blank canvas inside and out for you to style as you please; and is under builder's warranty. It's also worth noting there is room and provisions to put in an inground pool, in the sunny backyard, something you may want to consider now or in the future.

The floor plan is well designed for family living with good separation, and the fourth bedroom is on the ground floor alongside the entry which also makes it well located for a home office, guest accommodation, or media room. There is room on driveway to park visitor vehicles plus with side access space to bring in a boat or caravan.

Located in the newest stage of Banya, part of the amenity-laden master-planned Aura development in Caloundra South; it's only 200-metres to a fabulous neighbourhood park and playground, cycling distance to local schools including Notre Dame, and a short drive to the future town centre.

When it's time to hit the beach, it's approximately 25 minutes' drive to Caloundra's stunning surf beaches or the aquamarine Pumicestone Passage for boating/fishing; spend the morning at the beach and return home for a BBQ and a game of backyard cricket and a few beers. Cheers!

Buyers in the market for a modern, low maintenance family home in a connected community with the very brightest of futures ahead; this is the one! Investors seeking a new build for tax advantages should also take a serious look, as attractive rental returns and high occupancy rates are virtually a given as rental demand continues to outstrip supply.

- Brand new build on 366m2 corner block with side access
- North facing backyard, room + provisions for a pool
- 4 bedrooms, 2.5 bathrooms, 2 separate living areas
- Galley kitchen: quality appliances, WIP, & stone benches
- North-east facing covered patio, great yard for kids/pets
- Ducted A/C, ceiling fans, security screens, rainwater tanks
- Quiet neighbourhood, 200-metres to a park/playground
- Short drive/cycle to local schools + future town centre
- 20 mins to hospitals & Caloundra CBD, 25 mins to beaches
- Suit families & investors, turnkey ready to move in or rent out

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