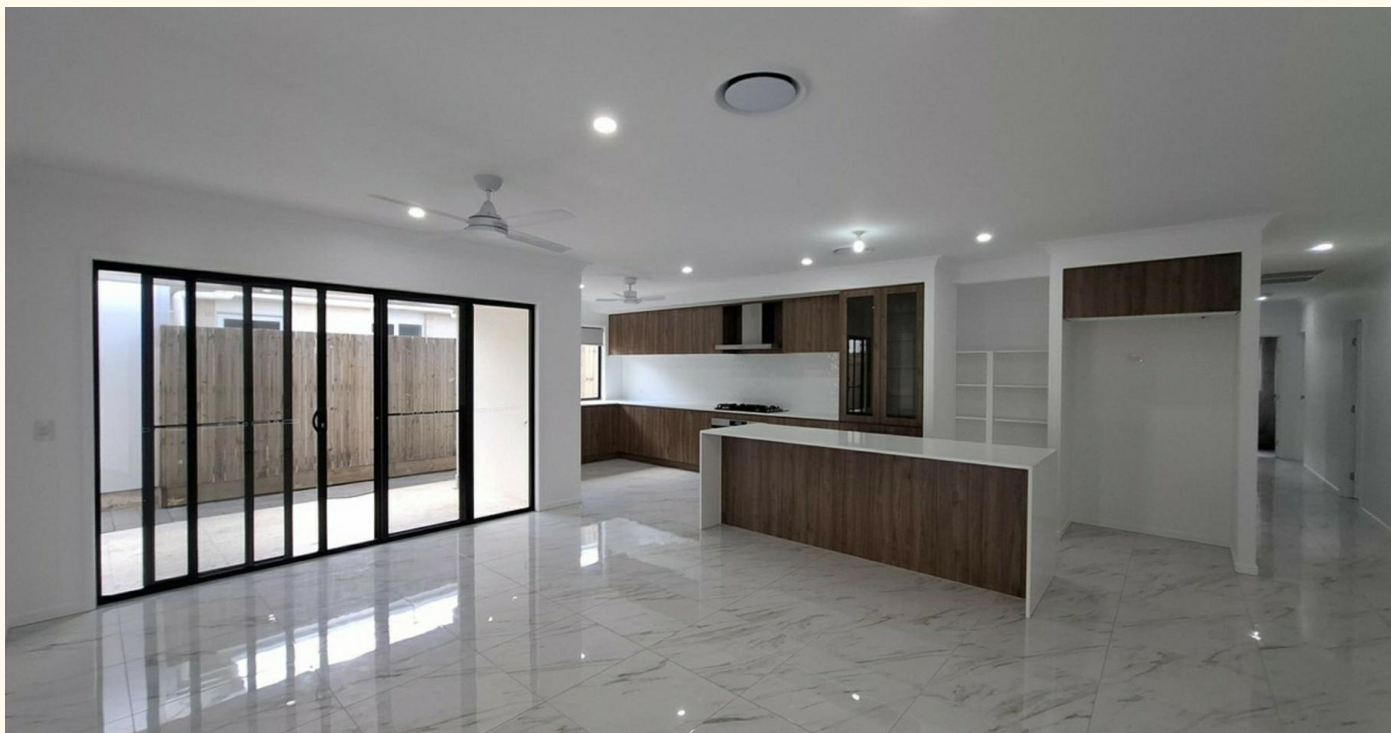


38 Tablelands Crescent, Banya

Stunning 4-Bedroom Home with 3 Ensuites, Solar & Ducted Air-Conditioning

Open homes will be advertised when available; alternatively, private inspections can be arranged by calling our office on 5318 7277.

Positioned in the highly sought-after Banya community, this beautifully designed modern home offers an exceptional combination of space, comfort and low-maintenance living. With four bedrooms, three private ensuites, a separate bathroom and an additional powder room, this home provides an impressive level of convenience and flexibility for families, professional households or those who love having plenty of space.

Stepping inside, you'll immediately appreciate the light-filled, contemporary interiors and sleek tiled flooring throughout. The spacious open-plan living and dining area creates a seamless connection to the modern kitchen, making the home ideal for both everyday living and entertaining.

The stylish kitchen forms the heart of the home, featuring generous cabinetry, ample bench space and a large island, providing plenty of

4 4 2

FOR RENT
\$995 Per Week

VIEW
Mon 12th Oct @ 2:45PM - 3:00PM

AGENTS
Ashlee McBean
0429 869 688
aura@ljhooker.com.au

AGENCY
LJ Hooker Caloundra | Aura
(07) 5318 7277

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

room for cooking and entertaining while remaining connected to the living areas.

Accommodation is exceptionally well considered, with three bedrooms each featuring their own private ensuite, providing excellent privacy and convenience. The fourth bedroom is generously sized and is serviced by a separate bathroom, while an additional powder room provides further convenience for guests.

Comfort is catered for year-round with ducted heating and cooling throughout the home, complemented by ceiling fans. The property also benefits from solar power, adding to the home's practical and energy-conscious design.

Outside, you'll enjoy a generous, low-maintenance yard with a covered alfresco area providing the perfect space to relax, entertain or enjoy the Sunshine Coast lifestyle without the upkeep of a large garden.

The double lock-up garage provides secure parking and additional storage, while the home's thoughtful layout offers plenty of space without compromising on easy living.

Located within the growing Banya community, you'll be close to local parks, walking paths, schools, shopping and the extensive amenities of Aura and the wider Sunshine Coast.

Property Features:

- Four generously sized bedrooms
- Three bedrooms with private ensuites
- Large fourth bedroom
- Separate main bathroom
- Additional powder room
- Modern kitchen with large island bench and ample storage
- Spacious open-plan living and dining
- Tiles throughout
- Ducted heating and cooling
- Ceiling fans
- Solar power
- Covered alfresco area
- Generous, low-maintenance yard
- Low-maintenance landscaping
- Double lock-up garage
- Light-filled, contemporary interiors
- Sought-after Banya location
- Close to parks, walking paths, schools, shops and local amenities

Offering an impressive combination of space, modern features and low-maintenance living, this beautifully designed Banya home is ready to welcome its next residents.

• APPLICATIONS*

To ensure your application is processed promptly, please complete all sections IN FULL, as incomplete applications cannot be considered. All occupants over the age of 18 must submit an application. Please include your last two addresses, noting whether each was owner-occupied or a rental and provide accurate contact details for any managing agents. You will also need to include your current employment details, along with your employer or manager's contact information and provide at least two recent payslips or other supporting documents (such as a letter from your accountant or a Centrelink statement) to verify your income.

- Disclaimer: Whilst every care has been taken in the preparation of this marketing, LJ Hooker Caloundra | Aura will not be held liable

or responsible for any errors in the information displayed. All parties should carry out their own enquiries.*

MORE DETAILS

Property ID 7TJ2A
Property Type House

Ashlee McBean 0429 869 688

Sales Associate | aura@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551

caloundraaura.ljhooker.com.au | aura@ljhooker.com.au

