







32 Bremer Circuit, Banya

Easy 3 Bedroom Buy. Move in ASAP!

Ethan Forbes is proud to present 32 Bremer Circuit, Banya. With three generous bedrooms including a king-size master suite, a light-filled open-plan living hub, spacious undercover alfresco and a stack of extras, buying this one will be easy as.

The House:
From the street, you're welcomed by low-maintenance gardens and a private entrance. Inside, the master bedroom sits at the front of the home, complete with a generous walk-in robe and sleek ensuite. The main bathroom continues the home's modern, understated style, while the additional two bedrooms are positioned further down the hallway and feature built-in robes, ceiling fans and near-new carpet.

At the heart of the home is a bright, open-plan kitchen, dining and living space designed for easy everyday living. The kitchen features stone benchtops, a 600mm electric cooktop and oven, ample storage (the pantry humbly known as the 'step in' pantry!) and a breakfast bar, perfect for morning coffees or casual weekend entertaining.

The living area flows seamlessly outdoors to the undercover alfresco, creating an ideal space for relaxed dinners, entertaining friends or

3 2 1

FOR SALE
$850K+

VIEW
Wed 18th Nov @ 5:00PM - 5:30PM

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AGENCY
LJ Hooker Caloundra | Aura
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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.

simply enjoying the Queensland lifestyle. The fully fenced backyard is easy to maintain while still providing plenty of room for children and pets to enjoy.

The Location:
Positioned within the growing Banya community, this home offers the perfect blend of lifestyle and convenience. You're surrounded by established parks, green spaces, walking paths and the natural beauty of the surrounding Sunshine Coast landscape, while the growing amenities of the Aura community are all within easy reach.

Caloundra's stunning beaches are approximately 15 minutes away, while easy access to the Bruce Highway makes commuting towards Brisbane, Noosa and everything in between a breeze.*

Key Features:
- Near-new 3-bedroom home in a quiet neighbourhood
" King-size master bedroom with walk-in robe and ensuite
" Fully fenced, low-maintenance 250m² block
- Spacious undercover alfresco area
- Established, low-maintenance gardens
- Immaculately presented throughout
- Ceiling fans throughout, split system A/C
- Stone benchtops, electric cooking appliances
- Easy access to parks, walking paths and local amenities
- Approximately 10 minutes to Caloundra's beaches
- Approximately 50 minutes to Brisbane
- Approximately 45 minutes to Noosa

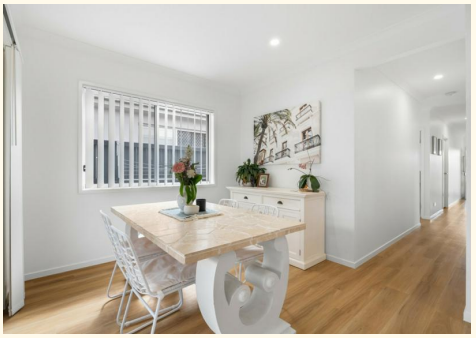
Don't miss your opportunity to secure your slice of Banya. Call Ethan on 0429 703 480 today to arrange your inspection and make this property yours.

Disclaimer: We've taken every care to ensure the information presented is accurate and sourced from reliable materials; however, no guarantee is provided. Buyers should complete their own inspections, enquiries, and searches and rely on their own findings.

MORE DETAILS

Property ID	84J2A
Property Type	House
House Size	148 m2
Land Area	250 m2
Including	Ensuite
	Toilets (2)

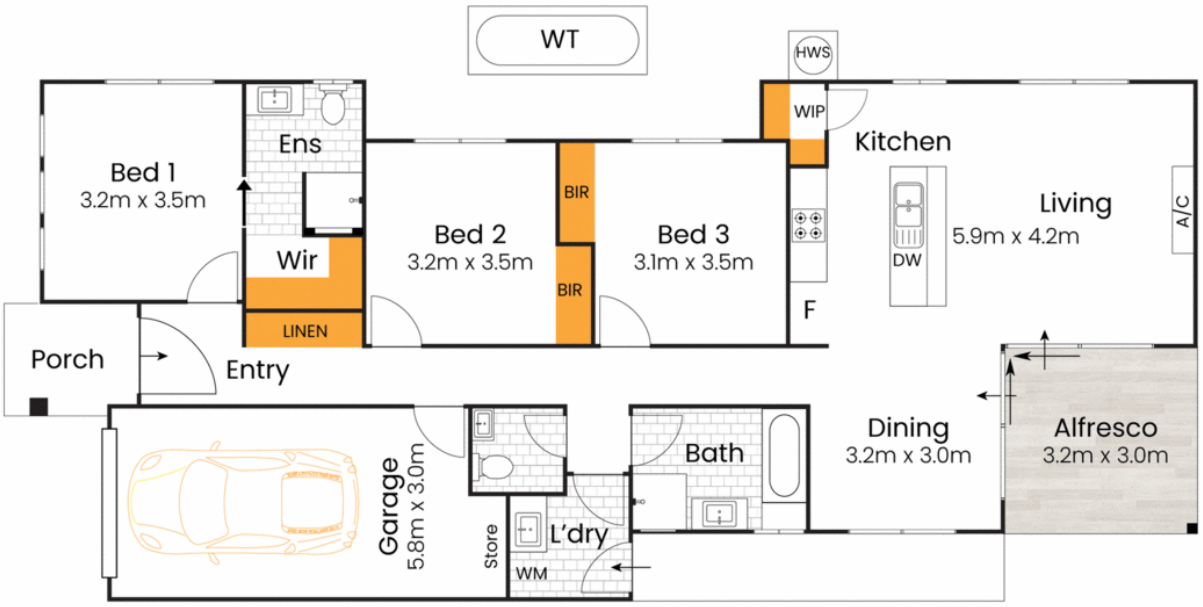



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Approx House Area 148m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error,omissions ormis statement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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LJ Hooker Caloundra | Aura + Team Forbes.

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