



35 Tyndall Circuit, Banya

## Near New Terrace - Prime Investment Opportunity

Welcome to 35 Tyndall Circuit, an outstanding opportunity to secure a stylish, low-maintenance home in one of the Sunshine Coast's fastest-growing lifestyle destinations.

Designed for effortless modern living, this dual-level residence combines contemporary finishes, thoughtful functionality and light-filled interiors to create a home that is equally suited to owner-occupiers, first-home buyers and savvy investors.

The ground floor offers a welcoming open-plan living and dining area, complemented by a modern kitchen featuring a central island bench, quality Bosch appliances and excellent storage. A convenient powder room adds further practicality, while the seamless connection between the living spaces creates an inviting environment for both everyday living and entertaining.

Upstairs, the accommodation is well considered, with spacious bedrooms and a private master suite complete with ensuite. Air conditioning and ceiling fans provide year-round comfort, while the low-maintenance design allows you to spend less time on upkeep and more time enjoying the lifestyle on offer.

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**FOR SALE**  
Inviting All Offers

**VIEW**  
Sat 24th Oct @ 12:00PM - 12:30PM

**AGENTS**  
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**AGENCY**  
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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.



Outside, the property provides a practical and easy-care setting, while secure car accommodation adds further convenience.

#### Features:

- Stylish terrace home within the sought-after Aura community
  - Light-filled open-plan living and dining area
  - Convenient powder room on the ground floor
  - Modern kitchen with island bench, quality appliances and ample storage
  - Spacious bedrooms with a private master suite and ensuite
  - Air conditioning in master bedroom and living room, ceiling fans throughout
  - maintenance indoor-outdoor living
  - Secure car accommodation
  - Practical layout ideal for families, first-home buyers or investors
  - Close to parks and local schools
  - Convenient access to future town centre amenities
  - Positioned within one of the Sunshine Coast's fastest-growing corridors
  - Currently tenanted until July 2027
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- The property is currently tenanted, all furniture displayed has been digitally presented and will differ when viewing.\*

#### MORE DETAILS

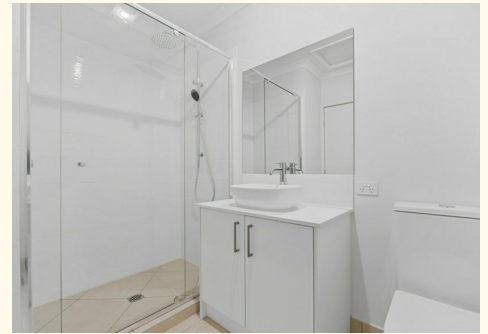
|               |                  |
|---------------|------------------|
| Property ID   | 6VJ2A            |
| Property Type | House            |
| Land Area     | 115 m2           |
| Including     | Air Conditioning |
|               | Toilets (3)      |
|               | Courtyard        |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Secure Parking   |
|               | Fully Fenced     |

**Chris Meldrum 0429 695 476**

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GROUND FLOOR



FIRST FLOOR

## 35 TYNDALL CIRCUIT, BANYA

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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**LJ Hooker**