

61 Coppice Crescent, Banya

Why Wait to Build? Buy This Near-New Property Today!

Ethan Forbes from LJ Hooker proudly presents 61 Coppice Crescent, Banya. A beautifully presented, near-new family home combining modern style, quality finishes, and a huge backyard in one of Aura's most family-friendly pockets.

Positioned on a generous 400sqm block, this thoughtfully designed home offers four spacious bedrooms, second living room, two bathrooms, and a double lock-up garage, delivering the perfect balance of comfort, functionality, and low-maintenance living. With a significantly large backyard, there's plenty of space for children and pets to play, while still leaving room for future additions if desired.

Designed with everyday living in mind, the open-plan kitchen, living, and dining area forms the heart of the home. The stylish kitchen features premium 40mm stone benchtops, quality electric appliances & 900mm induction cooktop, a large island breakfast bar, ample cabinetry, and additional power points throughout. Soft neutral tones, warm timber cabinetry, and clean contemporary finishes create a timeless aesthetic that feels bright, welcoming, and effortlessly sophisticated.

4 2 2

FOR SALE
\$995K+

VIEW
Wed 22nd Jul @ 5:00PM - 5:30PM

AGENTS
Ethan Forbes
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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

Sliding doors flow seamlessly out to the covered alfresco and newly constructed timber deck, creating an inviting outdoor entertaining space perfect for weekend barbecues, relaxing with family, or enjoying the expansive backyard.

Privately positioned, the master suite offers a large built in wardrobe and modern ensuite, while the remaining bedrooms all include standard built-in wardrobes and are serviced by a well-appointed central bathroom complete with a freestanding bathtub, dual vanities and separate shower. The separate living area sits at the front of the home, perfect for a home office, gaming room, 5th bedroom or rumpus room. The choice is yours!

Comfort is assured year-round with ducted air conditioning throughout the home, while the near-new condition means buyers can simply move straight in and enjoy everything the property has to offer without lifting a finger.

Located in a peaceful street surrounded by quality homes, you're only moments from local parks, walking paths, future schools, shopping precincts, and just a short drive to Caloundra's world-class beaches and the Bruce Highway.

Key Features:

- Near-new modern home on a generous 400sqm block
- 4 spacious bedrooms, 2 bathrooms, double lock-up garage
- Second living area / media room
- Huge backyard for the area with plenty of room for kids and pets
- Stylish kitchen featuring 40mm stone benchtops
- Large island breakfast bar with quality electric appliances
- Additional power points in the kitchen
- Open-plan living and dining filled with natural light
- Ducted air conditioning throughout
- Covered alfresco & brand-new timber deck in backyard
- Master bedroom with large wardrobe and private ensuite
- Contemporary main bathroom with freestanding bathtub
- Approx. 15 minutes to Caloundra CBD and Sunshine Coast beaches

Perfectly suited to first-home buyers, growing families, downsizers, or investors looking to secure a quality home in one of Aura's newest suburbs!

Contact Ethan Forbes on 0429 703 480 to arrange your inspection today.

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	3AQHYX
Property Type	House
House Size	188 m2
Land Area	400 m2
Including	Ensuite
	Toilets (2)

Ethan Forbes 0429 703 480

Sales Consultant | ethan.forbes@ljhooker.com.au

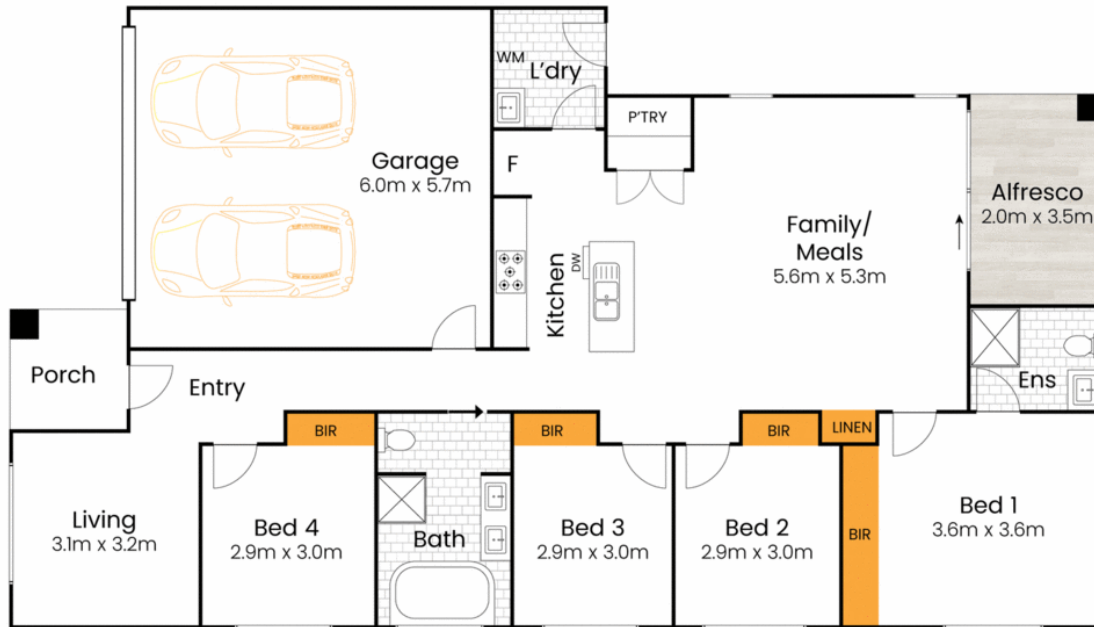
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Approx House Area 188m²

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 or misstatement. 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 + **Team Forbes.**
Caloundra | Aura

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