



8 Sherbrooke Street, Banya




Open Home Cancelled! Call Ethan 0429 703 480

Ethan Forbes of Team Forbes LJ Hooker is proud to present this beautifully finished home in the heart of Banya. A low-maintenance, high-impact property that makes stepping into the market, downsizing, or investing an absolute no-brainer.

Offering three generous bedrooms, two stylish bathrooms, and a light-filled open-plan living zone, this home has been designed for easy living without compromising on quality or comfort.

From the moment you walk in, you'll notice the fresh coastal palette and like-new presentation. The master suite is privately positioned and features a walk-in robe, sleek ensuite, split system air conditioning and ceiling fan for year-round comfort. The additional bedrooms are well-sized, filled with natural light, and include built-in robes, ceiling fans and air conditioning.

At the centre of the home is the open-plan kitchen, dining and living space —functional, modern and built for connection. The kitchen is a standout, complete with stone benchtops, quality appliances, a large breakfast bar and a full walk-in butler's pantry that keeps everything tucked away and organised. Split system air conditioning services the

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FOR SALE

For Sale

VIEW

By Appointment

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.

 **LJ Hooker**

main living zone, making it comfortable in every season. A built-in study nook adds flexibility to the floorplan, giving you a functional work-from-home setup without sacrificing living space.

Whether you're entertaining friends or enjoying a quiet night in, the layout just works.

Banya is located within the thriving Aura community. Surrounded by over 20 parks and playgrounds, kilometres of walking and cycling paths, and just minutes to local schools and childcare, this is lifestyle buying at its best. You're approximately 15 minutes to the beach and within easy reach of the future city centre, a major growth driver for the area. An IGA and retail precinct are also close by, making everyday living simple and convenient.

Key Features:

- Beautifully finished 3 bedroom home
- Master with walk-in robe & ensuite
- New split system air conditioning throughout
- Huge 10kw solar system with 8kw inverter installed Jan 2025*
- Ceiling fans throughout
- Built in study nook and shelving
- Large kitchen with stone bench tops
- Walk-in butler's pantry
- Open-plan living and dining
- Like-new, immaculate condition
- Located within the fast-growing Aura estate in Banya
- Close to parks, schools, childcare & retail precinct
- 15 minutes to the beach & Caloundra CBD*

- Approx.

This is smart buying in one of the Sunshine Coast's fastest-growing communities.

For more information or to arrange your inspection, contact Ethan on 0429 703 480.

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 | 363HYX |
| Property Type | House |
| Land Area | 250 m2 |
| Including | Ensuite Toilets (2) |

Ethan Forbes 0429 703 480

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Approx House Area 230m²

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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