



15 Wood Crescent, Baringa

## Luxury Entry Level. Priced to Sell!

Perfectly positioned in a quiet pocket of Baringa, this beautifully presented near-new home combines stylish finishes, thoughtful design and effortless low-maintenance living. Featuring three generously sized bedrooms, including a king-sized master retreat, an expansive family kitchen, ducted air-conditioning throughout and a stunning outdoor entertaining area, this is Aura living at its finest.

Stepping inside, you're welcomed by a wide hallway that leads to the first bedroom, complete with built-in robe, ceiling fan, ducted air-conditioning and durable plank flooring. Continuing through the home, you'll find the second bedroom and spacious master suite, each finished to the same standard. The master enjoys a walk-in robe and an elegant ensuite featuring a double vanity, 20mm stone bench tops and contemporary grey tiling. The main bathroom mirrors the quality and finish of the ensuite, ensuring every space feels premium.

At the heart of the home is an impressive open-plan living, dining and kitchen area, enhanced by soaring vaulted ceilings that create an incredible sense of space and natural light. The well-appointed kitchen is designed for both everyday living and entertaining, offering a 900mm gas cooktop, extensive bench space, generous cabinetry

3 2 1

**FOR SALE**  
\$850K+

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

and a large walk-in pantry.

Stacker doors seamlessly connect the living area to the undercover alfresco, where composite decking creates the perfect setting for weekend barbecues, family gatherings or simply unwinding outdoors. A strip of lawn provides just enough green space while maintaining an easy-care lifestyle. Adding even more value, the home also features a large rainwater tank and a 21-panel solar system to help reduce ongoing living costs.

Convenience is another standout feature, with the Baringa Town Centre, including the IGA, tavern, cafés, medical facilities, schools and public transport, all within easy walking distance. Surrounded by leafy parks, playgrounds and walking trails, you'll enjoy everything the sought-after Aura community has to offer, while remaining just a 10-minute drive from the Bruce Highway, Caloundra CBD and the Sunshine Coast's stunning beaches.

#### Key Features:

- 3 bed family home, high spec finishes
- Fully fenced, low-maintenance 313m block
- Ducted air-conditioning and ceiling fans throughout
- Soaring vaulted ceilings and light-filled open-plan living
- Spacious undercover alfresco with composite decking
- 21-panel solar system and large rainwater tank
- King-sized master suite with walk-in robe and double vanity ensuite
- Designer kitchen with 900mm gas cooktop and walk-in pantry
- Walking distance to shops, cafés, schools, parks and public transport
- Approx 10 minutes to Caloundra CBD, local beaches and the Bruce Highway

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   | 6AJ2A            |
| Property Type | House            |
| Land Area     | 313 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Water Tank       |

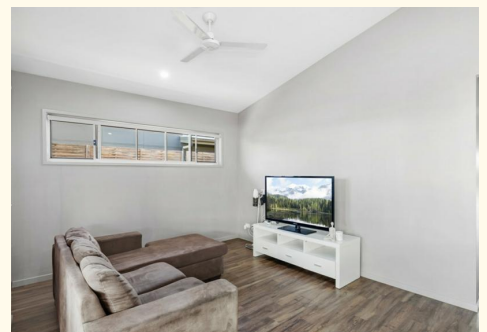
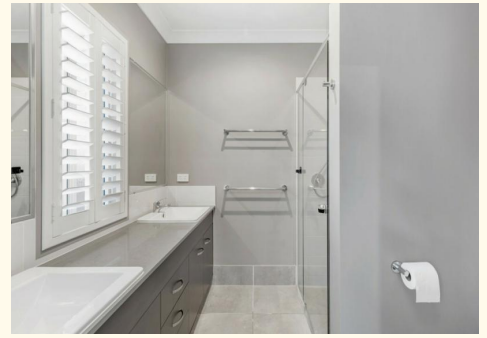
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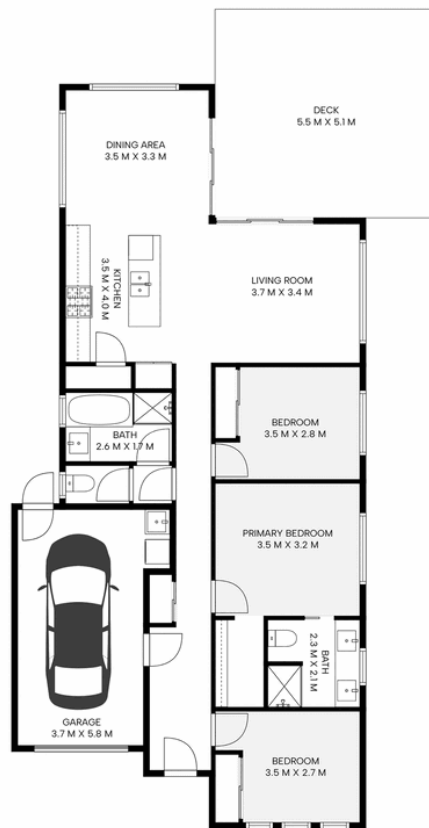
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