

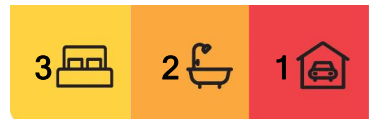


## Baringa, 22 Marybell Drive

Under Contract!

Ethan Forbes of Team Forbes - LJ Hooker is delighted to present 22 Marybell Drive, Baringa to the market. This beautiful home boasts 3 generously sized bedrooms, including a king-size master suite, a convenient family-style kitchen with breakfast bar, split system air-conditioning in the master & kitchen/living, undercover alfresco area in the backyard, and an array of additional amenities. This home is the pinnacle of Aura living...don't let it slide away!

On entry to this residence, you're greeted to the first bedroom to your right, complete with a sliding wardrobe, ceiling fan & finished with carpet. Further down the hall is where you'll find the second bedroom and master bedroom, both complete with the same finishes. The master suite also includes a large walk through robe & ensuite finished beautifully with large tiles to suit the rest of the home. The second bathroom can be found on exiting the master bedroom, which matches the ensuite in calibre of quality.



**For Sale**  
\$775K+

**View**  
By Appointment

**Contact**  
**Ethan Forbes**  
0429 703 480  
ethan.forbes@ljhooker.com.au



**LJ Hooker Beerwah**  
**(07) 5318 7277**

**Disclaimer:** 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.

From here is where you'll find the heart of this home: The large living, kitchen & dining room. The kitchen includes a stainless 900mm gas range, and a convenient breakfast bar with ample bench space for food preparation. The kitchen also features a large walk in pantry, a rare find for 3 bedroom homes. The split system air conditioning here keeps you comfortable all seasons. Just beyond that, the expansive alfresco area awaits your indulgence. The backyard area has been thoughtfully designed to create the ideal space for lounging around or playing with the family pets on the lawn. For the savvy buyer, this home also includes a large water tank in the side yard to reduce your water bills.

Convenience awaits with the IGA, Baringa Tavern, coffee shops, schools, doctors, and public transport all within walking distance. Surrounded by parks and walkways within the leafy Aura estate, this residence offers a harmonious blend of comfort and accessibility. A quick 10-minute drive brings you to the Bruce Highway, Caloundra CBD, and the breathtaking local beaches. Elevate your lifestyle at 22 Marybell Drive...just don't let it slide away!

#### Key Features:

- Near new 3 bed home in quiet neighbourhood.
- Fully fenced, low maintenance 250m2 block.
- Split system air-conditioning in master & living.
- Ceiling fans throughout.
- Large outdoor alfresco area & established gardens.
- Water tank for saving on water bills.
- Stone bench-tops throughout, sealed garage.
- Upgraded appliances, 'ilive' dishwasher.
- WiFi Lighting, triple lock screen door, high ceilings.
- Short walk to all Baringa has to offer.
- 10 minute drive to Caloundra's pristine beaches.
- Rental appraisal \$680-\$700 p/w.

Don't miss out on securing your slice of Baringa! Call Ethan on 0429703480 to make this property yours today!



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## More About this Property

<b>Property ID</b>	TRJ0D
<b>Property Type</b>	House
<b>House Size</b>	129 m2
<b>Land Area</b>	250 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Built-in-Robes Fully Fenced Water Tank

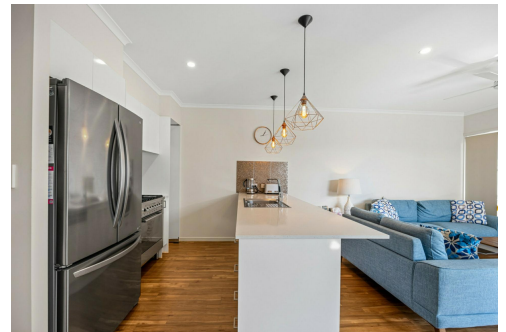
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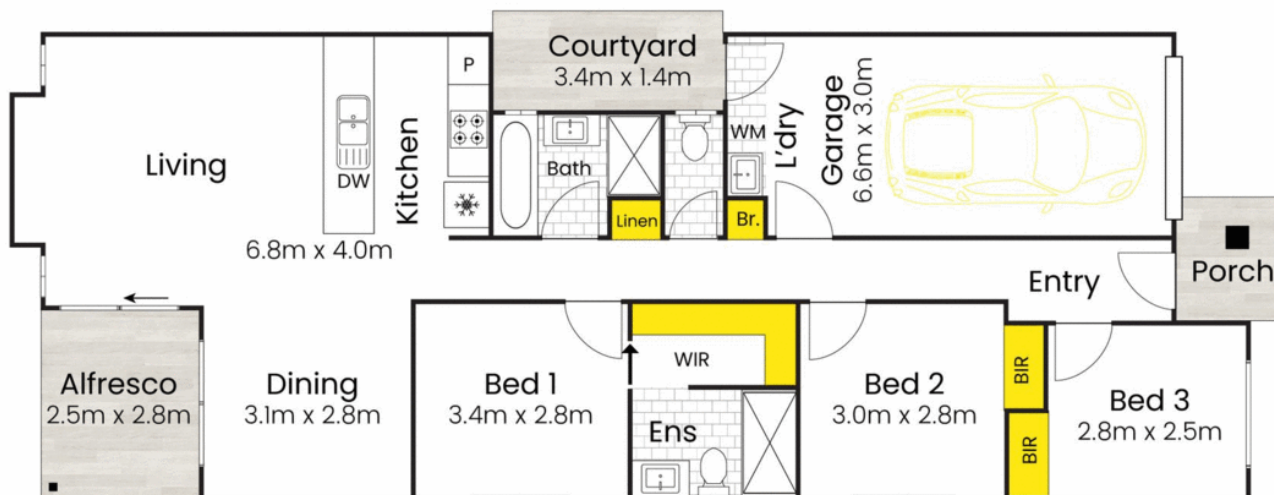
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Approx House Area 129m<sup>2</sup>

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.

**22 Marybell Drive, Baringa**

**LJ Hooker** + **Team Forbes.**  
Caloundra | Aura

**LJ Hooker**

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