

## Baringa, 31 Burnet Circuit

The Baringa Classic - 4 Bed Family Home with Custom Backyard!

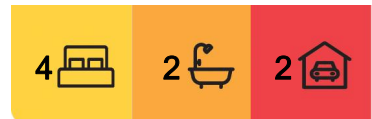
Ethan Forbes from Team Forbes —LJ Hooker is proud to present 31 Burnet Circuit, Baringa —a home that effortlessly blends modern style with everyday functionality. Perfectly positioned on a 375m<sup>2</sup> block, this thoughtfully designed property delivers space, comfort, and lifestyle in one of Aura's most sought-after pockets.

Step inside and be greeted by three generously sized bedrooms, including a private master retreat complete with walk-through robe and sleek ensuite. A versatile media room, currently used as a fourth bedroom, offers the flexibility to suit your family's changing needs.

At the heart of the home, the open-plan family-style kitchen is a true standout —featuring ample storage, custom tile splash-back & quality appliances, ideal for home cooks and entertainers alike. Flowing seamlessly into the main living and outdoor areas, this space is



**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.



**For Sale**  
\$850K+

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**LJ Hooker Caloundra | Aura**  
**(07) 5318 7277**

designed for relaxed family living. All of this is located just a stone's throw from Burnet Park, making it perfect for growing families, investors, or anyone chasing the Aura lifestyle.

In the backyard you'll find a custom fire pit setup surrounded by an assortment of pavers, stone landscaping and vegetable gardens. Low maintenance, high class! A patch of grass to top it off and you've got yourself a 10/10 outdoor space. What more could you ask for?

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 breathtaking local beaches.

Features:

- 3 bed home with versatile media room being used as a 4th.
- Split system air conditioning for climate control year round
- Main bedroom with large walk through wardrobe and ensuite
- Spacious living & dining area, tiled throughout
- Well appointed kitchen with 900 gas range, walk in pantry
- Solar panels on the roof, water tank, ceiling fans throughout
- Custom backyard, alfresco area with well established gardens
- Walking distance to schools, parks, shops, doctors & public transport
- 2018 Simonds Build\*
- Rental appraisal \$730 - \$760 p/w\*
- 10 minute drive to Caloundra's CBD & pristine beaches\*

\*Approx

Contact Ethan today to make this property yours... before someone else does!

## More About this Property

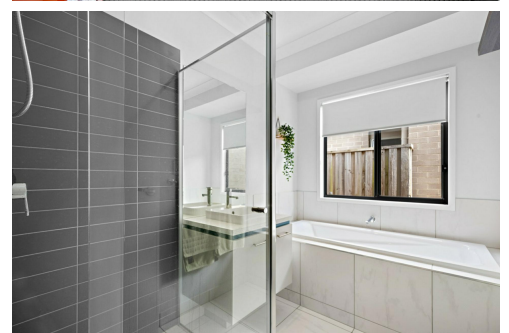
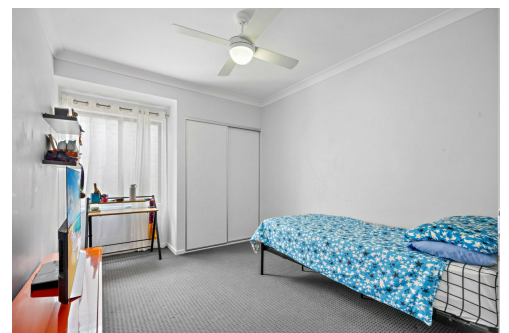
<b>Property ID</b>	2X8HYX
<b>Property Type</b>	House
<b>House Size</b>	190 m2
<b>Land Area</b>	375 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Remote Garage Water Tank

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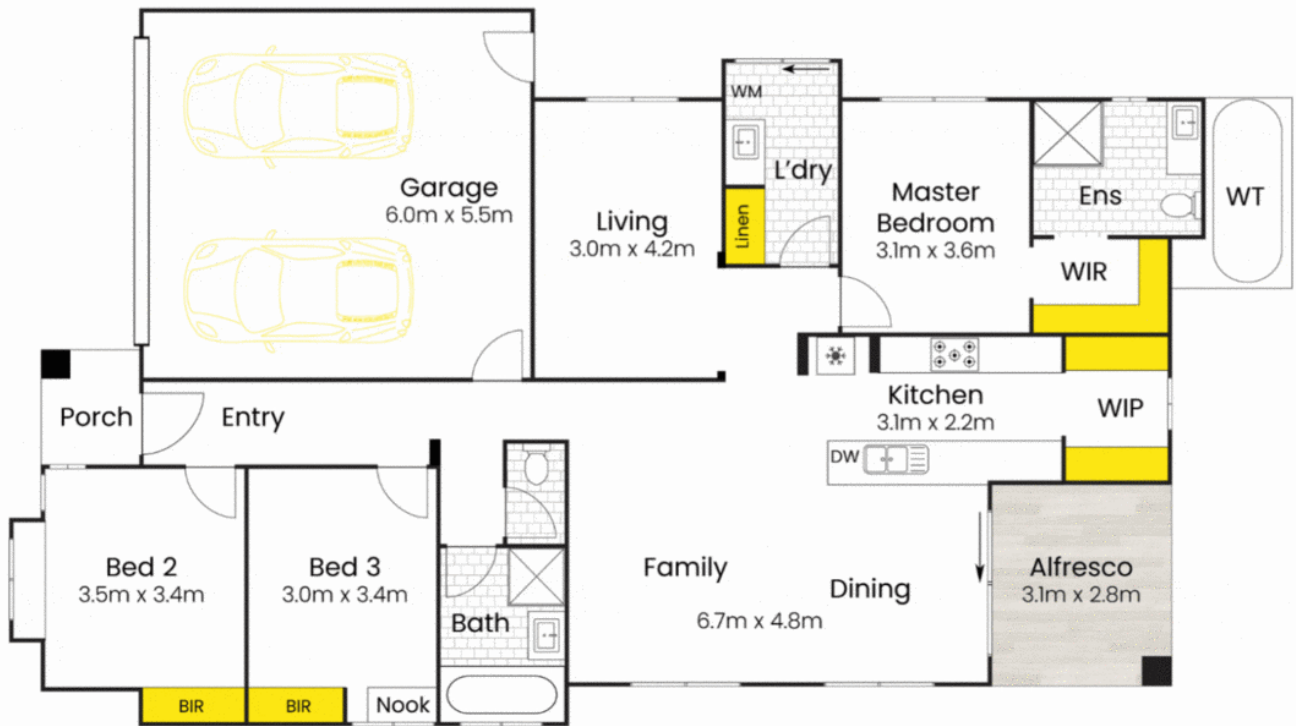
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Approx House Area 187m<sup>2</sup>

Whilst LJ Hooker TF has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only.

## 31 Burnet Circuit, Baringa

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



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