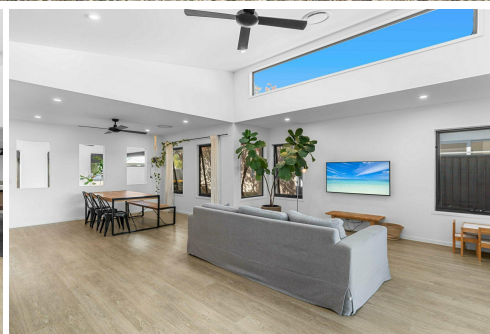
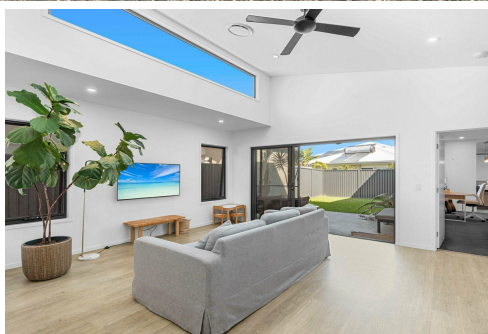
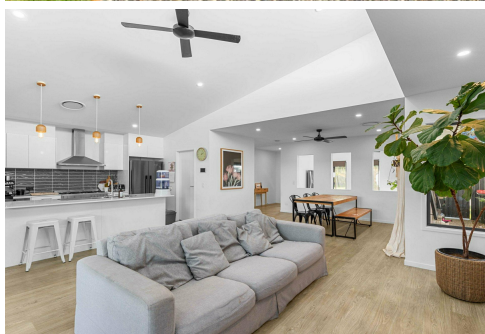




Baringa, 31 Wood Crescent

Ran out the Door in 7 Days! Your's Next?

Ethan Forbes from LJ Hooker is delighted to represent 31 Wood Crescent, here in Baringa. This home is positioned on a 350m2 block & boasts 3 generously sized bedrooms, including a king-size master suite, an expansive family-style kitchen with ample storage, ducted air-conditioning throughout, expansive undercover alfresco area in the back, and an array of additional amenities. This home is the pinnacle of Aura living.

Superior in street appeal, this residence boasts established pandanus in the front yard for both privacy & style. Custom timber & stone work complete the modern coastal look. On entry, you're instantly greeted to the open plan layout and abundance of natural light. To your left you'll find the media room, complete with decorative openings in the wall that look out onto the living room. The master suite is second to none with a his & hers double vanity, a large walk in robe & a stylish ensuite finished with large grey tiles & wood look cabinetry. The open plan design here really creates a palace feel, not to mention it's a breeze to clean.

3

2

2

For Sale
For Sale

View
ljhooker.com.au/2HHHYX

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



LJ Hooker Caloundra | Aura
(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, complete with a vaulted ceiling and multiple ducted air points. The kitchen includes a large 900 gas cooktop and plenty of storage in the conveniently placed walk in pantry. Just beyond that, the expansive alfresco area awaits your indulgence. The undercover area has been thoughtfully customised with a tiled finish to create the ideal space for lounging around, or for entertaining. Topped off with a beautiful chunk of buffalo turf & you have the ultimate low maintenance outdoor sanctuary! For the savvy buyer, this home also includes a large water tank in the back to reduce your water bills, and solar panels on the roof.

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. Elevate your lifestyle at 31 Wood Crescent, where luxury meets practicality!

Features:

- 3 bed home with separate media room, natural light galore!
- Ducted air conditioning for climate control year round
- Main bedroom with large walk in wardrobe and ensuite
- Spacious living & dining area, wood look flooring
- Well appointed kitchen with 900 gas range, walk in pantry
- Solar panels on the roof, ceiling fans throughout, 12kw Sonnen Solar Battery in garage.
- Immaculate backyard, custom alfresco area with well established gardens
- Prime location in Baringa, walking distance to schools, parks, shops, doctors & public transport
- 10 minute drive to Caloundra's CBD & pristine beaches*

*Approx

Contact Ethan on 0429 703 480 to secure this property before it... runs out the door!



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More About this Property

Property ID	2HHHYX
Property Type	House
Land Area	350 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

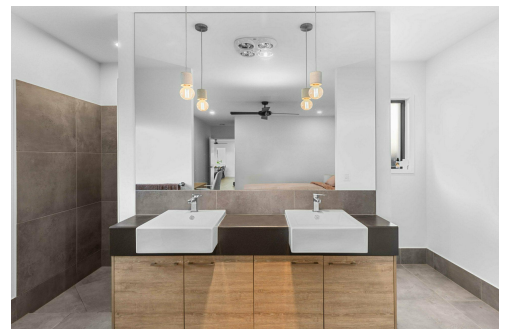
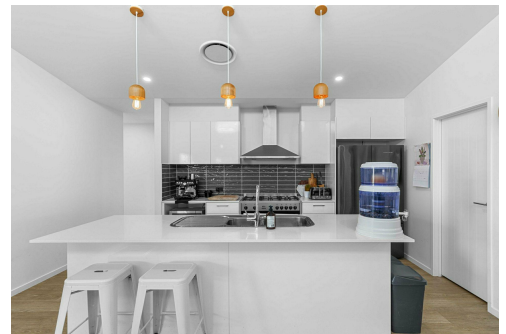
Ethan Forbes 0429 703 480

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

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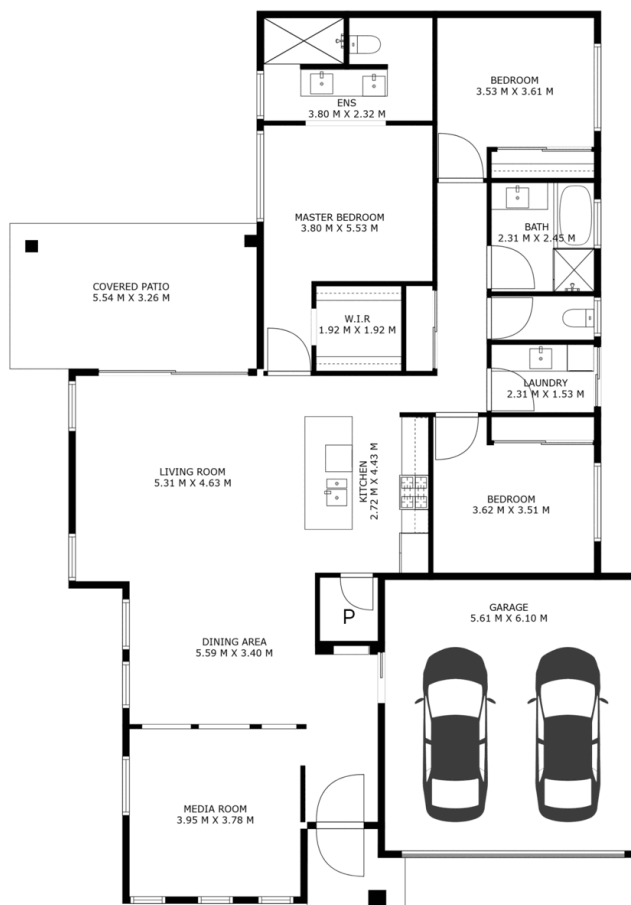
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31 Wood Crescent, Baringa

Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elite mediasunshinecoast.com.au

Internal: 184 m2
External: 18 m2
Total: 202 m2