



36 Meredith Crescent, Baringa

## Inspect Anytime.

Positioned in the highly sought-after community of Baringa, this beautifully presented home delivers the perfect blend of modern design, low-maintenance living, and everyday convenience. This residence offers a lifestyle of comfort and ease just moments from local schools, parks, shops, and the vibrant Aura community precinct.

Step inside to discover a thoughtfully designed layout featuring open-plan living and dining spaces filled with natural light, freshly painted with new carpets throughout.

The contemporary kitchen sits at the heart of the home, complete with quality appliances, Miele dishwasher, 900mm oven and cooktop, plumbed fridge cavity, ample bench space, walk in pantry and practical storage, making it perfect for both everyday living and entertaining.

The home flows seamlessly to the outdoor area, offering a private space to relax, unwind, or host guests. Bedrooms are generously sized, with the master suite providing a peaceful retreat complete with ensuite and walk-in wardrobe.

Whether you're looking to move straight in or secure a strong investment in a high-growth area, this property ticks all the boxes.

3 2 2

### FOR SALE

\$985,000+

### 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.



#### Key Features:

- Light-filled open-plan living and dining area
- Modern kitchen with quality appliances and ample storage
- Freshly painted with new carpets
- Spacious master bedroom with ensuite and walk in robe
- Well-sized additional bedrooms with built-in wardrobes
- Contemporary bathrooms with sleek finishes
- Air-conditioning and fans for year-round comfort
- Covered outdoor entertaining area
- Low-maintenance yard, perfect for easy living
- Secure garage with internal access
- Located in the thriving Baringa/Aura community

A fantastic opportunity to secure a quality home in one of the Sunshine Coast's fastest-growing suburbs.

#### MORE DETAILS

|               |                        |
|---------------|------------------------|
| Property ID   | 6RJ2A                  |
| Property Type | House                  |
| Land Area     | 362 m2                 |
| Including     | Ensuite<br>Toilets (2) |

#### Ethan Forbes 0429 703 480

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### 36 Meredith Crescent, Baringa

3 BED, 2 BATH, 2 CAR

Total Area: approx. 142 sq. metres

Please note this floor plan is for marketing purposes and is to be used as an illustrative guide only by any prospective purchaser. All efforts have been made to ensure its accuracy, however measurements of all rooms, doors and windows need to be assumed as an approximation only. No responsibility is taken for any omissions or mis-statements.

 **LJ Hooker**  
Caloundra | Aura