

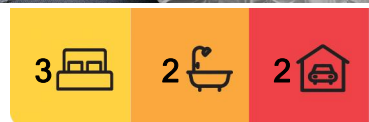
## Baringa, 7 Nixon Lane

### Bushland Backdrop! 3 Bedder w/ Side Access

Team Forbes of LJ Hooker Aura are proud to present to the market number 7 Nixon Lane here in Baringa. Situated in the peaceful and highly sought-after pocket of Baringa, 7 Nixon Lane is a stunning family home that perfectly blends modern design with tranquil surroundings. Facing beautiful bushland this property offers the perfect combination of privacy, serenity, and convenience.

The home features three spacious bedrooms, each fitted with ceiling fans and built-in wardrobes, ensuring comfort and ample storage. The master suite is a true retreat, offering a large walk-in wardrobe and a stylish ensuite. The master hosts a little something extra... your own private outdoor oasis —a small decked area surrounded by lush grass, creating an ideal space to unwind and enjoy the peace and quiet of the natural surroundings.

The heart of the home is the kitchen, living and dining space that looks out towards the Blackbutt Forest. Fitted with a generous butler's pantry and an abundance of storage



**For Sale**  
\$795K+

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

space, it's a dream for those who love to cook and entertain. The central kitchen bench serves as both a functional workspace and a breakfast bar, providing the perfect spot for casual meals or to gather with friends and family. The open-plan living and dining area is bathed in natural light, creating a bright and airy atmosphere that's ideal for family living and entertaining.

Both bathrooms in the home are spacious, modern, and thoughtfully designed, offering plenty of room and contemporary finishes. The separate large laundry is an added bonus, with ample storage space to keep everything organized and out of sight. The double car garage offers not only secure parking but also additional storage and shelving, making it easy to keep your belongings tidy and accessible.

One of the standout features of this home is the location. The property faces Blackbutt Forest and boasts direct access to the numerous pathway networks here in Aura, offering easy access to outdoor walks and ensuring a quiet, private setting. The layout is designed to embrace the natural surroundings, providing a peaceful atmosphere that makes you feel miles away from the hustle and bustle, while still being conveniently close to local amenities.

The outdoor space is low maintenance making it perfect for those who want to enjoy a beautiful outdoor space without the extensive gardening. The alfresco area is an ideal spot for entertaining, offering a seamless flow from the indoor living spaces through the sliding stacker doors, creating a perfect indoor-outdoor connection. Whether you're hosting friends or simply enjoying a quiet moment, this outdoor space provides the perfect setting to relax and enjoy the surroundings.

#### Key Features:

- Near new 3 bed home in quiet neighbourhood
- Fully fenced, low maintenance 306m2 block
- Blackbutt Forest as your backdrop
- Split system air-conditioning, ceiling fans throughout
- Large outdoor alfresco area & established gardens
- Rain water tank
- Side access for small car/trailer
- Short walk to all Baringa has to offer
- 10 minute drive to Caloundra's CBD & pristine beaches
- Rental appraisal \$660 - \$690 p/w

Don't miss your chance to make this exceptional property your new home. Contact Ethan today on 0429703480 to arrange your inspection!



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## More About this Property

Property ID	2KQHYX
Property Type	House
Land Area	306 m2

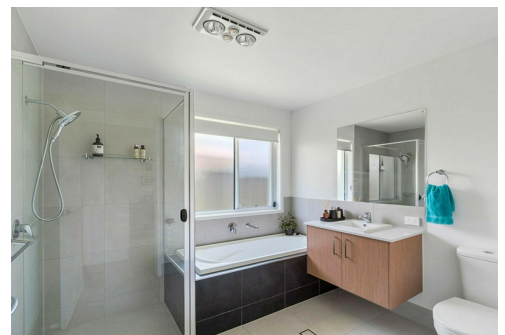
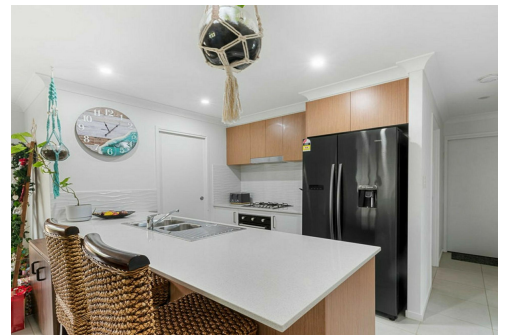
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