



7 Paddington Circuit, Baringa

Sold by Forbesy for \$825K

Ethan Forbes of Team Forbes LJ Hooker is proud to present 7 Paddington Circuit, Baringa - a home that nails the Aura lifestyle from the moment you arrive. With three generous bedrooms including a king-size master suite, a sun-soaked open-plan living hub, undercover alfresco, and a stack of extras, buying this one will be easy as.

From the street, you're greeted by lush, established gardens and a private entrance. Inside, the first two bedrooms sit to the left-both with built-in robes, ceiling fans, and plush carpet. The master suite sits peacefully in the middle of the home, boasting a large walk-in robe and a luxe ensuite. The main bathroom follows the same sleek, modern style.

The heart of the home? A bright, open-plan kitchen, dining, and living space. The kitchen features stone bench tops, a 600mm electric cooktop & oven, and a breakfast bar-perfect for morning coffees or weekend wine and cheese. Breezes flow easily through to the alfresco zone, where you can kick back while the kids or pets play on the lawn.

- friendly bonus: a large water tank is neatly tucked away, keeping the bills down.

The Location: walk to the IGA, Baringa Tavern, cafes, schools, and more. You're surrounded by Blackbutt Forest, green spaces, and

3 2 1

FOR SALE
\$800K+

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.

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walking trails-plus just 10 minutes to Caloundra's beaches and quick access to the Bruce Highway for trips to Brisbane or Noosa.

Key Features:

- Near-new 3 bed home in a quiet neighbourhood.
- Fully fenced, low maintenance 300m2 block.
- Large outdoor alfresco area & established gardens.
- Immaculate condition, 7 years old*
- Water tank in the backyard, ceiling fans throughout.
- Electric appliances, stone benchtops throughout.
- Located right next to Blackbutt Forest & walking paths.
- Short walk to all Baringa has to offer.
- 50 mins drive to Brisbane, 45 mins to Noosa.*
- 10 mins drive to Caloundra's beaches.*
- Rental appraisal \$690 to \$710 p/w.*
- Approx

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

MORE DETAILS

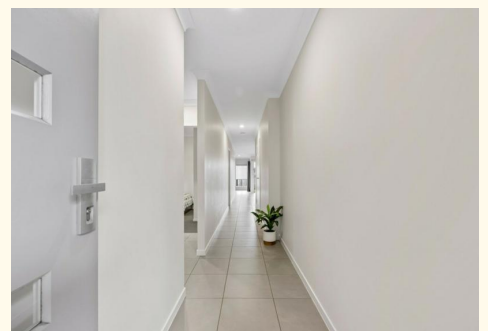
Property ID	314HYX
Property Type	House
House Size	144 m2
Land Area	300 m2
Including	Ensuite

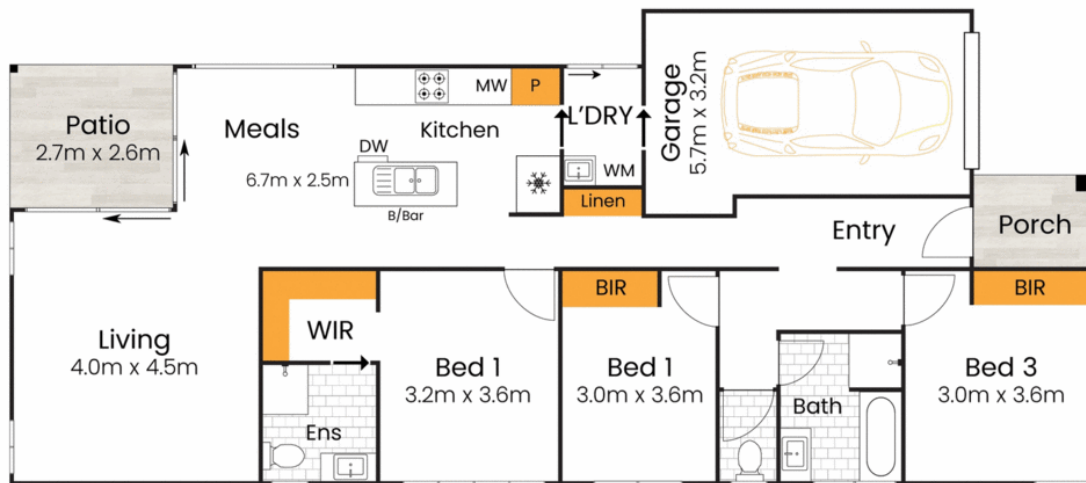
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. 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.

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

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