



8 Marybell Drive, Baringa




Price up front. Playtime out front. 3 Bed with all the Bells & Whistles

Save the guessing games for the park... not the listing price!

Ethan Forbes from Team Forbes LJ Hooker is excited to present 8 Marybell Street, Baringa —a modern, low-maintenance home on a 188m² block with no body corporate fees! Perfect for first home buyers, downsizers, or investors, this property blends style, functionality, and convenience in a prime location opposite the local park.

Step inside and discover that instant wow factor, as you're greeted to a vaulted ceiling & wide hallway connecting you to the kitchen, dining, and living areas. Originally a two-bedroom home, the garage has been cleverly converted into a third bedroom, offering flexibility for families, guests, or a home office.

Additional highlights include a dedicated study, upgraded fans & lighting, and a dedicated laundry, providing practicality without compromising style. A custom storage solution utilising the ceiling manhole adds a smart and unique touch, keeping the home organised

3  2  1 

FOR SALE
\$750K+

AGENTS

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Interested parties must rely solely on their own enquiries.

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and clutter-free & utilising space that would otherwise not be used.

The front yard has been thoughtfully converted into a safe and fun play area for kids, adding extra lifestyle appeal while still being low-maintenance. Set on a compact block, the home allows you to spend more time enjoying life rather than chores, and the park opposite extends your outdoor space even further.

Located in the heart of Aura, everything you need is just a short walk away: IGA, Baringa Tavern, local cafes, schools, childcare, medical facilities, and public transport. With leafy parks, walking tracks, and the Sunshine Coast's beaches and Caloundra CBD only 10 minutes away via the Bruce Highway, 8 Marybell Street offers a modern, stylish lifestyle in a convenient and family-friendly location.

Key Features:

- NO BODY CORP! Freestanding 3-bedroom home, ideal for investors or owner-occupiers.
- Main bedroom with a walk-in wardrobe and ensuite.
- Well appointed kitchen with electric appliances, stone benchtops, ample storage.
- Split system air conditioning, ceiling fans throughout.
- Prime location in Baringa, walking distance to schools, shops, doctors & public transport.
- 10 minute drive to Caloundra CBD & local beaches.*
- Rent appraisal \$650p/w.*

- Approx

MORE DETAILS

Property ID	31GHYX
Property Type	House
Land Area	188 m2
Including	Ensuite

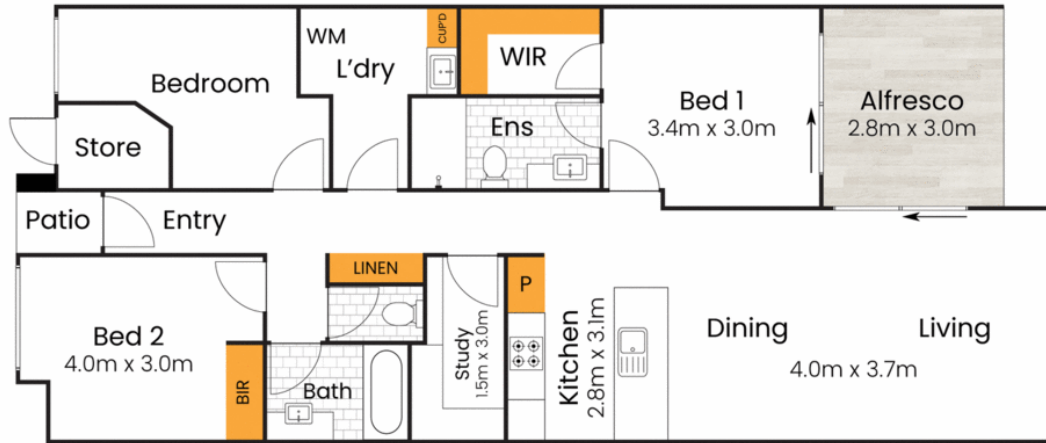
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Approx House Area 102m²

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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Caloundra | Aura

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