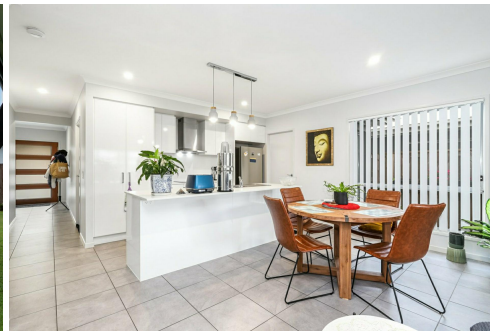




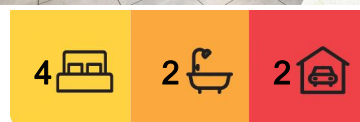
Baringa, 8 Paddington Circuit

SOLD by Ethan Forbes. Your's Next?

Ethan Forbes is delighted to present number 8 Paddington Circuit to the market. Discover an extraordinary real estate gem located in the highly sought-after suburb of Baringa. This impressive 4-bedroom, low-maintenance residence offers exceptional investment potential and a welcoming haven for those looking to settle in this vibrant area.

Step into this spacious, modern home featuring four bedrooms, two well-appointed bathrooms, a double car lockup garage, and a large open-plan kitchen, living, and dining area. Designed with maximum comfort and functionality in mind, every inch of this residence exudes style and practicality, making it an ideal choice for families or professionals seeking a low-maintenance lifestyle with convenient access to community amenities.

The open floor plan promotes seamless indoor-outdoor living, creating a sense of space and unity between the living area and the outdoors. The kitchen features modern electric



For Sale
Please Call

View
l.jhooker.com.au/2DHHYX

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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.

LJ Hooker Caloundra | Aura
(07) 5318 7277

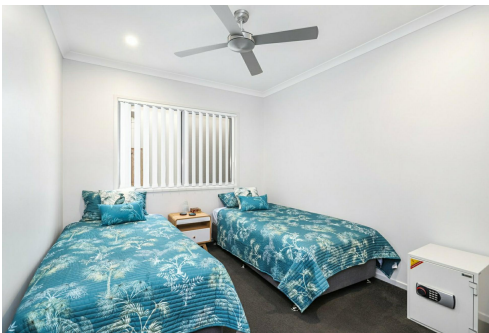
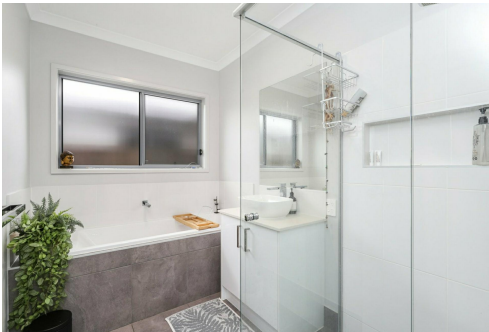
appliances and ample counter space, perfect for culinary enthusiasts. The two stylish bathrooms include high-quality fixtures and fittings, adding a touch of luxury to everyday living. In the front, the beautifully maintained gardens and facade make a standout impression, giving this residence a warm and inviting feel.

Located in the prime suburb of Baringa, known for its family-friendly atmosphere, this property appeals to both long-term investors and prospective owner-occupiers. The IGA, Baringa Tavern, coffee shops, schools, doctors, and public transport are all within walking distance. Surrounded by parks and walkways in 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 the stunning local beaches. Elevate your lifestyle at 8 Paddington Circuit, where luxury meets practicality!

Key Features:

- 4-bedroom property in family-friendly Baringa, ideal for investors or owner-occupiers
- Main bedroom with large walk-in robe and luxury ensuite
- Spacious living & dining with open-plan design
- Well appointed kitchen with electric appliances, ample storage
- Split system air conditioning, ceiling fans throughout
- Huge well maintained backyard, outdoor alfresco area
- Rental appraisal: \$680 - \$720 p/w
- Prime location in Baringa, walking distance to schools, shops, doctors & public transport
- 10 minute drive to Caloundra's CBD & pristine beaches

Contact Ethan Forbes to schedule a viewing or obtain more information about this exciting property. Don't miss out on securing your slice of Baringa. Call today!



More About this Property

Property ID	2DHHYX
Property Type	House
Land Area	375 m²
Including	Air Conditioning Toilets (2) Dishwasher Built-in-Robes Remote Garage

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8 Paddington Circuit, Baringa



This floor plan including furniture, fixture measurements and dimensions are approximate and or for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquires must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**

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