

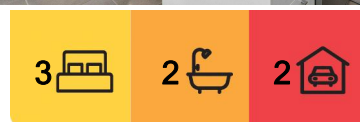
## Baringa, 1/33 Paddington Circuit

SOLD in just 5 Days! Your's Next?

Ethan Forbes & Xavier Martin are delighted to present Residence 1 of 33 Paddington Circuit to the market. Welcome to an extraordinary real estate gem nestled in the highly sought-after suburb of Baringa. This remarkable 3-bedroom, low-maintenance residence promises both exceptional investment potential and a welcoming sanctuary for those looking to settle in the vibrant area.

Step inside this spacious, modern home featuring three bedrooms, two well-appointed bathrooms, a double car lockup garage and three diverse living areas. Thoughtfully designed for maximum comfort and functionality, every inch of this residence exudes style and practicality, making it an ideal choice for families or professionals seeking a low-maintenance lifestyle with community amenities at their fingertips.

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



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2CVHYX](http://ljhooker.com.au/2CVHYX)

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



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

Boasting a prime location in Baringa, renowned for its family-friendly atmosphere, this property caters to both long-term investors and prospective owner-occupiers alike. The IGA, Baringa Tavern, coffee shops, schools, doctors, and public transport are all within walking distance. Surrounded by parks and walkways within 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 breathtaking local beaches. Elevate your lifestyle at residence 1 of 33 Paddington Circuit, where luxury meets practicality!

### Key Features:

- 3-bedroom duplex in family-friendly Baringa, ideal for investors or owner-occupiers
- Main bedroom with large walk-in robe and luxury ensuite
- Spacious living downstairs with open-plan design
- Well appointed kitchen with electric appliances, ample storage
- Split system air conditioning, ceiling fans throughout
- Well maintained backyard, custom alfresco area with retractable blind
- 2 large living spaces upstairs with versatile options
- Prime location in Baringa, walking distance to schools, shops, doctors & public transport
- 10 minute drive to Caloundra CBD & pristine beaches

Contact us 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

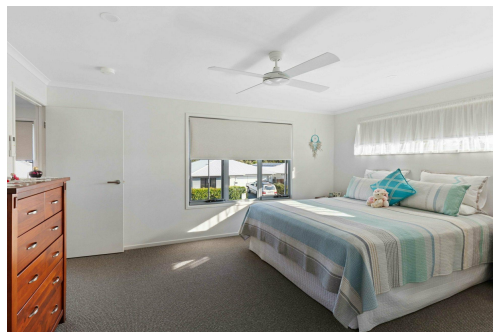
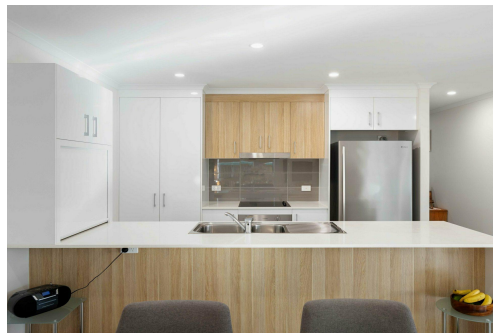
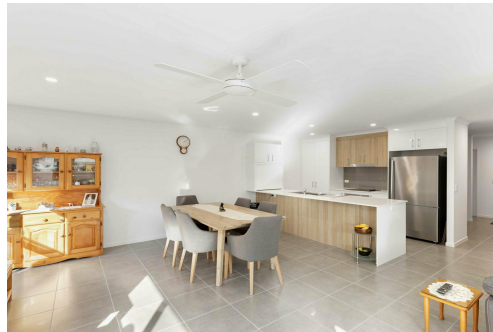
Property ID	2CVHYX
Property Type	House
Land Area	202 m <sup>2</sup>
Including	Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Water Tank

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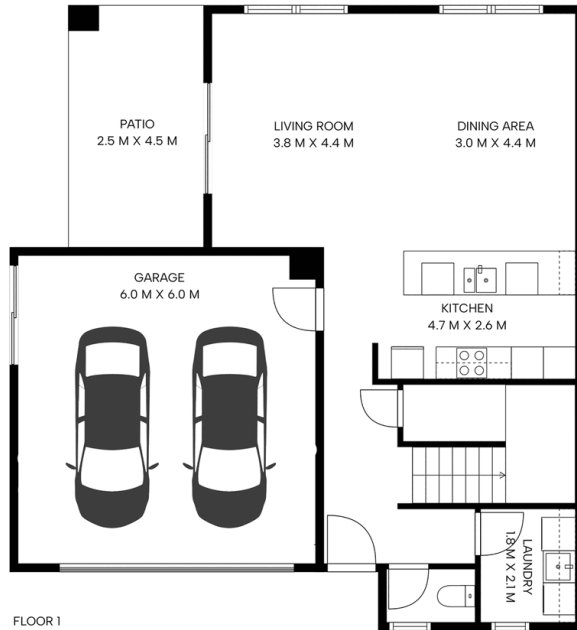
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1/33 Paddington Cct, Baringa

Internal: 192m  
External: 11m<sup>2</sup>  
Total: 203m<sup>2</sup>

Artist Impression ONLY. Every attempt has been made to ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA GROUP | elite mediasunshinecoast.com.au