



15 Marybell Drive, Baringa

'Contact Agent'? Nah. Contact your Broker Instead! Corner Block, No Body Corp.

Ethan Forbes from Team Forbes LJ Hooker is proud to present 15 Marybell Street, Baringa —a stylish corner-block terrace with no body corporate fees! Designed for ease of living and low-maintenance appeal, this property is a fantastic opportunity for investors, first home buyers, or downsizers looking to secure a home in the heart of Aura.

Step inside and experience the bright, open, and easy flow of the home. The open-plan layout seamlessly connects the kitchen, dining, and living areas, flowing straight out to the undercover alfresco. It's the perfect setup for relaxed family living and effortless entertaining.

Upstairs, you'll find all three generously sized bedrooms, tucked away to provide peace and privacy. The master suite is complemented by an ensuite and walk through robe, while the additional bedrooms share a modern, well-finished bathroom, and all include built-in wardrobes.

The kitchen is sleek and functional with quality electric appliances and plenty of workspace, while both bathrooms are fitted with

3 2 1

FOR SALE
\$750K+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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contemporary fixtures, bringing style and practicality together.

Being a corner block, this home enjoys an added sense of space and . The large balcony overlooking Baringa's popular "Pedal Park" is the standout feature —catch the breezes, listen to the birds, and soak up the relaxed community atmosphere.

Positioned in a highly sought-after pocket of Baringa, lifestyle and convenience come hand in hand. IGA, Baringa Tavern, local cafés, schools, childcare, medical facilities, and public transport are all within walking distance. Surrounded by leafy parks and walking tracks, and just 10 minutes from the Bruce Highway, Caloundra CBD, and the Sunshine Coast's stunning beaches —this is an opportunity you won't want to miss.

Key Features:

- NO BODY CORP! Freestanding 3-bedroom terrace home
 - Ideal purchase for investors, FHB's or downsizers.
 - Corner block with large balcony & alfresco.
 - Main bedroom with a walk through wardrobe and ensuite.
 - Well appointed kitchen with electric appliances & 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: \$650 p/w.*
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- Approx.

MORE DETAILS

Property ID	31EHYX
Property Type	Terrace
House Size	148 m2
Including	Ensuite

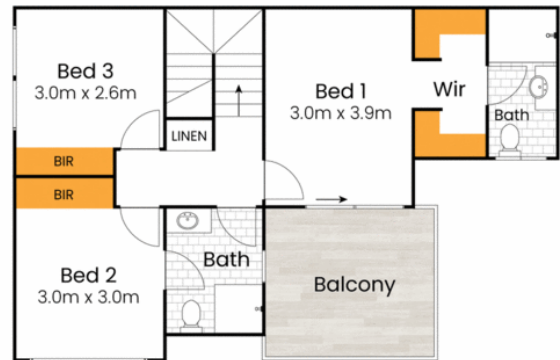
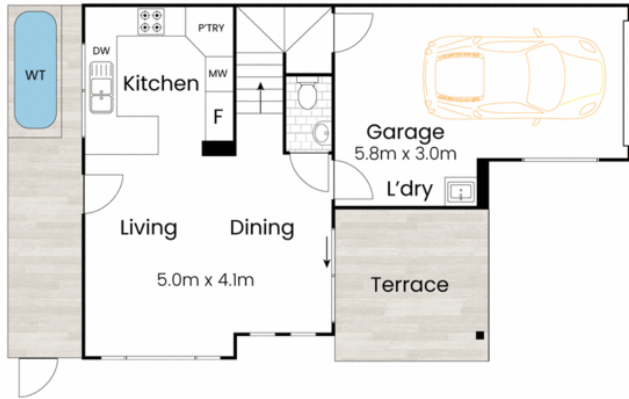
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Approx House Area 148m²

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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