

SOLD



116 McArthur Parade, Baringa



## Presentation, Lifestyle, Location

This elegant single level home offers effortless living of the highest calibre in the sparkling new master-planned city of Aura; within walking distance to the local primary, school, parks, cafes, and shops, it is perfectly located in this family-friendly community for great connectivity, and its presentation is exceptional.

Complete with four bedrooms, two bathrooms, media room, open plan living and dining, stylish well-appointed kitchen, north-east facing alfresco patio, good sized separate laundry, and double lock up garage, plus onsite parking, on a low maintenance 412m<sup>2</sup> block with a child/pet friendly fenced backyard.

Light and bright throughout, with a tasteful fresh modern colour palette; features include ceiling fans throughout, quality black tapware, Bosch stainless steel appliances, stone benches with waterfall edges in kitchen, separate bath and shower in main

 4  2  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1149

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

bathroom, dual vanities in ensuite, quality window furnishings, water tank, and abundant storage.

The floor plan facilitates good separation of living - binge watch the latest series of Netflix in peace and quiet, relax on patio with a glass of bubbles, or gather together and share laughter and a meal in the expansive family room; individual and communal space is well accommodated, there is very effective utilisation of space.

Located in Baringa, part of a \$5-billion city 'Aura, the City of Colour', a \$5-billion development in Caloundra South, which when complete will have 700 hectares of conversation and parks, a 90 hectare Future City Centre, urban university, 20 learning hubs, 200 kilometres of bikeways, and a vibrant South-Bank style 'People's Place' parkland hub.

The concept, design, and functionality of Aura has been inspired by some of the world's most liveable cities this is an opportune time to get in relatively early and invest in your slice! Demand for properties has exceeded expectations, as an increasing number of people realise the benefits of easy care living within close proximity of extensive amenities, and just 10 minutes to Caloundra's stunning beaches, plus quick easy access to the M1 to Brisbane.

Downsize in impeccable comfort and style; buy your first home in an exciting young community; or simply invest in location and enjoy attractive returns, high occupancy rates and good projected capital growth.

- Presentation Perfect in Baringa
- 4 bedrooms, 2 bathrooms
- Media room + open plan living
- Elegant kitchen, Bosch appliances
- North-east facing covered alfresco
- Fresh, modern decor throughout
- DLUG, fenced child/pet friendly yard

- Low maintenance inside & out
- Walk to local school, parks, shops
- Suit investors, downsizers, FHB
- 10 minutes to Caloundra beaches
- Part of vibrant Aura community

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*