

# 1 & 2/11 Brighton Place, Baringa, Qld 4551

## House For Sale

Tuesday, 12 March 2024



1 & 2/11 Brighton Place, Baringa, Qld 4551

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 165 m2**

**Type: House**



Kingsley Ellmer  
0488200074

**\$949,000**

A special welcome to 1 & 2/11 Brighton Pl, Baringa. Kingsley Ellmer of Aura Property is delighted to present this one of a kind opportunity. In modern estates, dual-key properties are becoming harder and harder to acquire, well here is an amazing opportunity to secure a generous rental return or a self-contained space for your extended family. Located overlooking a leafy park next to walking tracks and within close proximity to schools, shops and restaurants, this property consists of a 3 bedroom, 2.5 bath 2 car unit with multiple living zones and a 1 bedroom, 1 bathroom, 1 car unit. Each property is self-contained with its own access, individual power and water metres.

**UNIT 1** Surrounded by lushes greenery with a private access, this 3 bedroom property offers a generous open plan living space with an additional living space, separate laundry, downstairs toilet and plenty of storage. The kitchen is well appointed with contrasting cabinetry, stone benchtops, window splashback and timber detailing. Upstairs you will find the main bathroom, another living space and study nook along with all 3 bedrooms. The main bedroom can be found to the front overlooking the park with access to the balcony and serviced by a well appointed en-suite with dual vanities and stone benchtops. Rental Appraisal: \$620 - \$650pw

**UNIT 2** With its own access and secure parking this 1 bedroom unit is the ideal property to help with the current housing crisis. Offering great value at the lower end of the rental range, but with modern finishes and appliances and low maintenance living. The open-plan studio style living/kitchen space is light and bright with its own balcony, air-conditioning and well appointed bathroom. Rental Appraisal: \$450 - \$470pw

This property is ideally located only a 50 minute drive to Brisbane, 30 minute drive to the Sunshine Coast Airport, 10 minutes to the Sunshine Coast University Hospital and 15 minutes to several pristine beaches. With so much infrastructure still to come and sitting on the fringes of all the latest development that Aura has to offer, this is a great place to live or invest. Please call Kingsley Ellmer for more information