

44 Marybell Drive, Baringa, Qld 4551

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House For Sale

Wednesday, 19 June 2024

44 Marybell Drive, Baringa, Qld 4551

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 453 m2

Type: House



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New To Market

Welcome to this exceptional low-set family home in highly sought-after Baringa. Built by Ausmar in 2017, this stunning home offers 4 bedrooms plus a separate media room and a wealth of modern amenities. Situated on a generous 453m² block, this property combines spacious living with contemporary elegance. Key Features:

- Generous space: Plenty of yard space with ample room for the kids to play. Side access and space for your future pool.
- Thoughtful Layout: Planned to perfection. Clever floor plan with great zoning and separation. Two bedrooms at the front and two at the back – ideal for creating distinct parent and kid zones or a guest quarters away from the master suite.
- Separate Living Areas: Enjoy a dedicated media room with cavity slider doors for privacy and versatile usage.
- Modern Kitchen: Features abundant bench space and a generous Butler's pantry, equipped with quality appliances, including an electric induction cooktop and stone benchtops.
- Low-Maintenance Garden: Well-maintained and easy to care for, allowing more time to enjoy your home and less time on upkeep.
- Enhanced Entertaining: Additional timber deck space in the entertaining area, perfect for family gatherings and social events.
- Prime Location: Nestled in the established Baringa – Aura's first suburb – with easy access to numerous parks, shops, medical services, sporting fields and schools. Nearest beach less than 15 minutes away.

Features You'll Love:

- Street Appeal: Upgraded external facade with attractive feature window, specialty brick panels, and a timber awning for added warmth and wow factor.
- Modern Conveniences: Recessed wall cavity for TV in main living area, premium LED light switches throughout (excluding garage) and upgraded PowerPoints in kitchens and bathrooms and stone benchtops.
- Practical Design: Concrete paths line all external doors (patio, open-side sliding door, and laundry-door-to-garage), making tasks like hanging washing and storing bins effortless without the need to cross grass.
- Comfort and Efficiency: Gas hot water system
- Three split-system air conditioners (main living, master bedroom, and one additional bedroom)
- 5000 litre water tank
- Alfresco area with undercover concrete flooring and timber back decking
- Ceiling fans in all bedrooms and living areas
- 5kW solar system for energy efficiency

This home effortlessly combines style and functionality. Boasting the best of modern living in a vibrant, highly sought-after community. Don't miss the chance to make this beautifully appointed property your new home. Schedule a private viewing today and experience the quality and comfort of this beautiful home first hand.