

# Lot 8184 Blue Drive, Banyu, Qld 4551



## Other For Sale

Sunday, 26 May 2024

Lot 8184 Blue Drive, Banyu, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Other**



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## H&L \$620,000

FIRST HOME OWNER GRANT ELIGIBLE! PARK FRONTING! Turn Key Home & Land Packages in Banya are in limited supply with high demand. Central to Stockland Aura Estate, the ARGYLE design could be just what you are looking for! Introducing the Argyle, a perfect home design for young families and savvy investors. This thoughtfully planned residence features three spacious bedrooms, ensuring ample space for comfort and privacy. The master bedroom, located at the front of the home, offers a king bed, a large robe, and a private ensuite, creating a tranquil retreat for parents. Bedrooms two and three, both equipped with double beds and generous robes, are conveniently positioned near the main bathroom and separate WC, providing ease and functionality for growing families. The Argyle's open-plan living and dining area forms the heart of the home, ideal for both entertaining and everyday family life. The stylish kitchen, complete with modern appliances and a functional layout, flows seamlessly into the expansive living room and adjacent multi-purpose room (MPR), perfect for a home office or playroom. The connected alfresco area extends your living space outdoors, perfect for weekend barbecues or relaxing in the fresh air. Additional features include a secure 3.0m x 6.0m garage with internal access, a well-equipped laundry room, and ample storage solutions throughout. This home offers a blend of style, comfort, and practicality, making it an excellent choice for young families and investors alike. The perfect opportunity for new families or couples looking for an affordable, modern home in a great location and facing a new Linear Park.

**FEATURES & INCLUSIONS:** - Lowset terraces with garage to the front - High 2550mm Ceilings throughout - No Body Corporate, Pet friendly - Premium landscaping packages with fencing included - Stone kitchen benchtops - European appliances including stainless steel dishwasher - Split system reverse cycle air-conditioning - Designed to provide natural cross-flow ventilation and plenty of light - Main bedroom with robe and ensuite bathroom - Luxury fittings and window furnishings - Practical and functional design maximising use of space - Colorbond fully insulated roof - Remote controlled panel lift garage door - Exposed aggregate driveway and front paths, - Front fencing with letterbox included - Tile flooring upgrade to alfresco area - Ceiling Fans, TV aerial and clothesline - Carpet to bedrooms and tiled floors to remaining areas

Aura offers a level of facilities and amenities never before seen on the Sunshine Coast, with a wide range of home sites and living options - all connected to a thriving future City Centre, South Bank-style parkland, future private and public schools and transport links. Call our friendly sales team today, to get on the waitlist today! 1300 90 40 40. \*Artist Impression Only\*\*Internal photos are of our various display homes as this package is yet to be constructed\*\*Subject to covenant approval\*\*Subject to Availability\*\*QBCC Licence 1272450\*\*Floorplans are an initiative only and may change dependent on covenant approval and council regulations\*