

# Lot 1047 Attenborough Drive, Banya, Qld 4551

## House For Sale

Wednesday, 1 January 2025



Lot 1047 Attenborough Drive, Banya, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 197 m2**

**Type: House**



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## Contact Agent

Secure Now the Largest Terrace design available now in AURA on a large Corner Allotment that is larger than a traditional home site! Park Fronting, Desirable ACACIA Location. Tired of trying to secure land in AURA? Our EVOLVE Series is a Brand new large 197sqm Terrace Home Situated fronting the Linear Park in ACACIA - Stand out from Everyone else with this stunning curved balcony design - With 4 Large Bedrooms and two levels of living this home is perfectly crafted for young families and savvy investors. This Home and land Package is situated at the finest location available in AURA. With Walking Tracks and park land at your doorstep ACACIA Is the area everyone is asking about. Ground Floor Features: The ground floor showcases a thoughtfully designed open-plan living area that effortlessly flows into the dining and modern kitchen space. The kitchen, equipped with ample stone counter space and storage.. A laundry nook and powder room, conveniently positioned near the staircase, enhance functionality. The garage offers direct internal access with ample storage space while the expansive alfresco area, and room for the kids to play safely out the back. Upper Floor Features: Upstairs, you'll find four spacious bedrooms, each equipped with built-in robes for optimal storage. The master bedroom serves as a private retreat, featuring an ensuite and a full-length wall of robes. Bedrooms 2, 3, and 4 are well-sized and ideal for children, guests, or roommates, with a central bathroom positioned nearby for convenience. A wide hallway leads to a generously sized step-in linen cupboard, adding even more storage to the upper level. Flexibility In Design Would you prefer a 3 Bed 2 Living design? No problem! Talk to us about the Catyo 3, an exclusive design suited to those that wish to extend their living space! Both levels come with 2550 ceilings as a Thompsons Standard. Our Terraces will create a warm and inviting space you'll love to spend time in. With the balance of coastal features and urban architecture design, this package will be snatched up in no time. Enquire today! Aura City of Colour is designed as a self-contained community, with a range of amenities and facilities located within the development. These include schools, parks, shopping centres, and recreational areas, making it a convenient and family-friendly place to live. This master planned suburb offers a relaxed and laid-back lifestyle, a strong sense of community, and a range of social events and activities. The community is diverse, with a mix of families, professionals, and retirees, creating a vibrant and welcoming atmosphere. Features and inclusions: ~ 2550 ceilings throughout! ~ Powder room to lower ground level ~ Stone benchtops and overhead cupboards to kitchen ~ Stainless steel freestanding dishwasher ~ European appliances ~ Shared bathroom to upper bedrooms ~ Full landscaping package included ~ Split system reverse cycle air-conditioner to living area ~ Open plan living ~ Designed to provide natural cross-flow ventilation and plenty of light ~ Practical and functional design maximising use of space ~ No Body Corporate, Low maintenance and Pet friendly ~ Colorbond fully insulated roof ~ Remote controlled panel lift carport door ~ Ceiling Fans, TV aerial and clothesline ~ 3000L Water Tank What does AURA have to offer? ~ Aura Hotel Opening 2024/2025 ~ The Sunshine Coast will soon be home to one of Australia's largest hotels with approval granted for the \$50m project with multiple restaurants, bars and a live music venue. ~ Links to the Bruce Highway now open! ~ McDonalds, KFC and Oporto already open and taking orders ~ Service station now operational ~ Brouhaha Brewery ~ Fitness centres ~ IGA ~ Schools and more! LET'S TALK! Call us today! 1300 90 40 40 \*Artist Impression Only\*\* Internal photos are of our previous built homes as this package is yet to be constructed\*\* Subject to covenant approval\*\* Subject to Availability\*\* QBCC LICENCE 1272450\* TERMS & CONDITIONS APPLY!