



**31 Titan Cres, Banya**



### SUPERIOR INVESTMENT PROPERTY !

Welcome to 31 Titan Crescent, Banya. A contemporary residence in the sought-after estate of Aura. This 2023 built property boasts a spacious and well-designed layout, ideal for modern family living with a perfect blend of comfort and functionality.

The home has a seamless flow of an open-plan living and integrating modern and stylish finishes with ample storage adding to that touch of luxury for your everyday living occupants.

Upon entering the home you have the enjoyment of your very own office/ media area that is separate from all your entertaining spaces. Walking through the wide hallway the living and dining area is inviting with a contemporary coastal feel. This additional living space enhances the versatility of the home, accommodating a variety of activities and preferences or simply unwinding with family.

The kitchen is the heart of the home that includes, family size gas cooktop and oven, stone bench tops with ample cupboards and bench space and room for the largest of refrigerators.

You have the perfect space to relax with family and friends in the well-proportioned alfresco area that looks out to your child and pet friendly low maintenance backyard.

The home consists of 4 spacious bedrooms with the master having an ensuite with air conditioning. The three further bedrooms are thoughtfully positioned and have ample space all with built-in wardrobes and ceiling fans.

The home includes a double-car garage with plenty of room for your vehicles. With direct access into the house this gives you the added security.

Enjoy the ease of walking to nearby parks, public transport and so much more with the coming further infrastructure. Weekends will be fun with the family as the Sunshine coast beaches are only a short drive.

With the upgraded Bruce Highway exits you are only a few min away for easy access

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**Price** FOR SALE - INVESTOR READY !

**Property Type** Residential

**Property ID** 2247

**Land Area** 350 m2

**Floor Area** 128 m2

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to head towards Brisbane CBD, or heading north.

The property has impressive tenants in place who are currently paying \$650.00 per week and have just signed a new 12 month lease, making this a wise investment choice.

With homes taking so long to build there is no need to wait as this home is ready to be sold TODAY !

With so much more to be developed, why wait when you have the potential for future capital growth at Auro now.

Leisa Lowe from Jan Jones Real Estate is only a phone call away from showing you your new home to add to your portfolio.

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