

94 ADELAIDE CIRCUIT, BARINGA, QLD, 4551



## FOR LEASE

### STYLISH NORTH-FACING AURA HOME WITH RARE SIDE ACCESS & DRIVE-THROUGH GARAGE

GRAY Property Services would like to present 94 Adelaide Circuit, Baringa, a standout north-facing residence in the heart of the vibrant Aura estate. This home offers rare side access and a drive-through garage, making it ideal for those needing space for a boat, trailer, or caravan.

Set on a 413m<sup>2</sup> block, this thoughtfully designed property features 4 spacious bedrooms, 2 bathrooms, and a 2-car garage, complemented by a separate media room for added comfort. The open-plan living area flows seamlessly to a large wrap-around patio through corner less stacker doors, perfect for entertaining year-round.

#### Key Features:

- Main Bedroom air conditioned and walk in robe
- Bedroom 2 air conditioned
- Main living area air conditioned
- North-facing aspect for optimal natural light
- Side access and drive-through garage
- ceiling fans throughout, and LED down lights throughout
- Stone bench tops, His & Hers vanity, and plumbed fridge space
- Insulation to Western walls and 1200mm wide entryway
- NBN ready, blinds, fly screens, and exposed aggregate driveway
- Fully fenced
- Corner less stacker doors to patio for seamless indoor-outdoor living
- Low-maintenance yard with concrete surrounds.
- Window tinting to open living area, master bedroom, and kitchen for added privacy and energy efficiency
- 6.6kW solar panel system for sustainable living and reduced energy costs

#### Location Highlights:

- 2-minute walk to Baringa State Primary School
- Close to Baringa State Secondary College and Goodstart Early Learning Baringa

4 BED | 2 BATH | 2 CAR

PRICE:  
\$900 per week

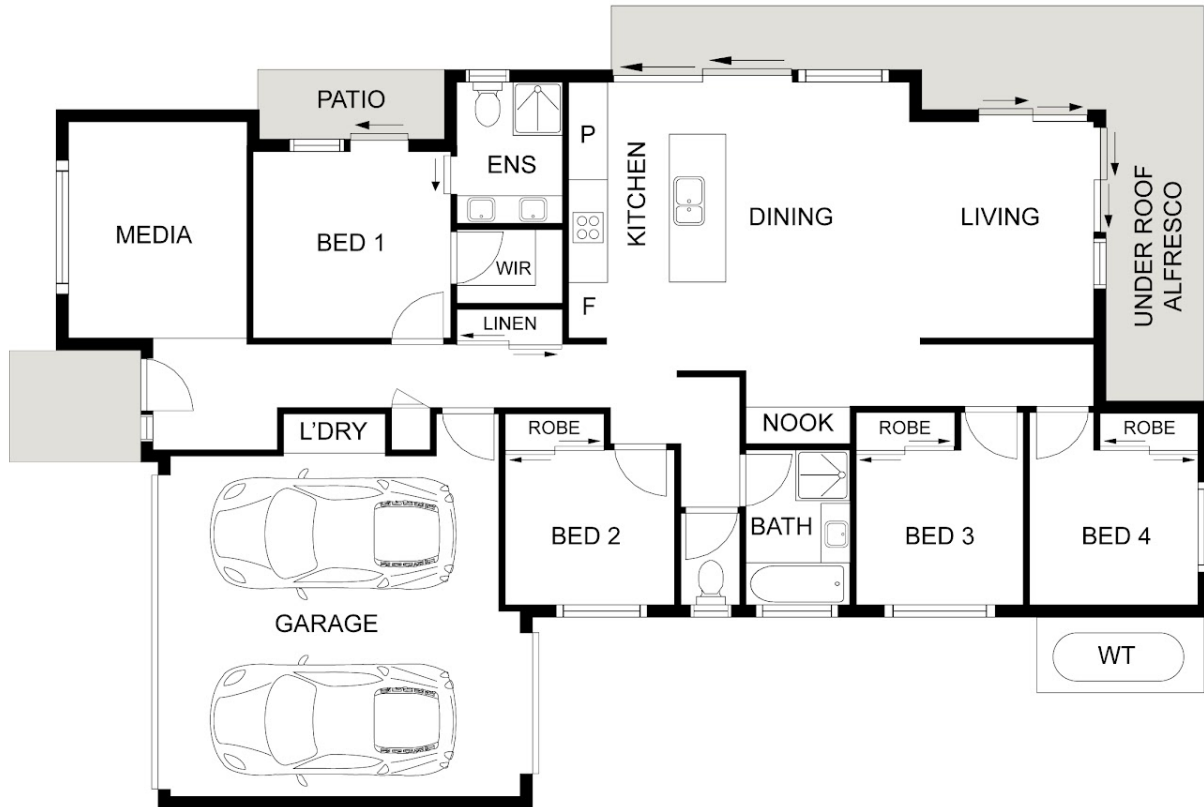
OPEN FOR INSPECTION:  
N/A



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# 94 Adelaide Circuit, Baringa

4  2  2 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

