



Paul Kelly Marketing
sunshine coast new homes

**Specialising only in
brand new homes
and vacant land**

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As at Saturday 12th January 2019

**Brand New Houses
For Sale**

Baringa at AURA,

&

HARMONY at Palmview

Price List

	Address	Status	Beds	Garage	House Size	Land Size	Price
1	12 Verdant Rd, Harmony	Completed	3	2	190.7m2	375m2	\$481,000
2	66 Berry Terrace, Aura	Feb, 2019	4	2	180.0m2	300m2	\$485,000
3	14 Piper St, Harmony	Completed	3	2	174.1m2	304m2	\$485,000
4	3 Lodge Court, Aura	Completed	4	2	191.7m2	327m2	\$489,000
5	16 Piper St, Harmony	Completed	4	2	197.2m2	313m2	\$489,000
6	Hannah Crescent, Aura	Completed	4	2	221.6m2	396m2	\$499,000

No.	Address	Status	Beds	Garage	House Size	Land Size	Price
1	12 Verdant Road, Harmony	Completed	3	2	190.7m2	375m2	\$481,000

Now completed. Brand new 3 bedroom residence, with the master bedroom to the front with walk-in wardrobe and ensuite. Bedrooms 2 and 3 with built-in wardrobes at the opposite end of the house adjacent to main bathroom and separate toilet. Spacious carpeted media room, ceramic tiled living and dining areas. Kitchen with laminated bench tops, floor and overhead cupboards, stainless steel appliances and island breakfast bar. Wide, roofed and floor tiled outdoor entertaining area (alfresco) and double garage. 2550mm (8 foot 6 inch) high ceilings internally throughout, flyscreens, vertical or venetian blinds to all windows and glass sliding doors, 2 large linen cupboards, security alarm system installed, fully fenced and landscaped, competitively priced providing an ideal opportunity to first home buyers or those wishing to become part of this exciting new development in the midst of the Sunshine Coast, but just a short distance to the Sunshine Coast University, Birtinya's health precinct, Buderim's village like atmosphere and the vibrant lifestyle of Mooloolaba.



No.	Address	Completion	Beds	Garage	House Size	Land Size	Price
2	66 Berry Terrace, Aura	Feb, 2019	4	2	180.0m2	300m2	\$485,000

Under construction with completion by the third week of February. 4 bedrooms with a small study to the front, main bedroom to the rear with walk-in wardrobe and ensuite, built-in wardrobes to bedrooms 2, 3 and 4 all with mirror sliding access doors. 2550mm (8-foot 6 inch) high ceilings to bedrooms and service areas with feature raked ceiling above kitchen and living areas.



Very impressive kitchen with stone benchtops, 'soft-close' cabinetry, wall oven with microwave space above, dishwasher, walk-in pantry, twin rubbish bins in cupboard, water connection to fridge recess, several wide drawers and island breakfast bar. Security screens to all windows and glass sliding doors, ducted air-conditioning throughout, separate laundry, double garage, concrete side boundary footpath, fully turfed and landscaped front and back gardens, fully fenced with side access gate, just a short stroll to recently opened Baringa Primary School and now under construction new shopping centre, an opportunity not to be missed

No.	Address	Status	Beds	Garage	House Size	Land Size	Price
3	14 Piper St, Harmony	Completed	3	2	174.1m2	304m2	\$485,000

Brand new 3 bedroom residence, located on a corner block with the master bedroom at the rear with walk-in wardrobe and twin bowl ensuite. Bedrooms 2 and 3 with built-in wardrobes at the opposite end of the house adjacent to main bathroom and separate toilet. Spacious ceramic tiled living and dining areas. Kitchen with laminated bench tops, floor and overhead cupboards, stainless steel appliances including wall oven, microwave space above and island breakfast bar. Cavity sliding access doors to separate laundry with several floor cupboards and wide post formed laminated bench top. Floor tiled outdoor entertaining area (alfresco) and double garage. 2550mm (8 foot 6 inch) high ceilings internally throughout, flyscreens, vertical or venetian blinds to all windows and glass sliding doors, double door linen cupboard, security alarm system installed, fully fenced and landscaped, competitively priced providing an ideal opportunity to first home buyers or those wishing to become part of this exciting new development in the midst of the Sunshine Coast, but just a short distance to the Sunshine Coast University, Birtinya's health precinct, Buderim's village like atmosphere and the vibrant lifestyle of Mooloolaba's outdoor dining venues, amenities and safe, sandy beaches



No.	Address	Status	Beds	Garage	House Size	Land Size	Price
4	3 Lodge Court, Aura	Completed	4	2	191.7m2	327m2	\$489,000

Brand new family sized home in quiet cul-de-sac. Located in Aura's first suburb, Baringa. Situated close to all Baringa has to offer with a short walk to Baringa Primary and future high school, parks, pathways, cycle tracks and the future business district. An ideal and vastly sought after location for investors or home owners alike. Four bedrooms, the main with ensuite and spacious walk-in wardrobe. Built-in wardrobes to remaining three bedrooms with centrally located bathroom to service. Island style breakfast bar with stainless steel appliances to kitchen overlooking large living area and outdoor entertaining area.

Double garage, fully turfed, fenced and landscaped and priced to be sold quickly with limited opportunity for buyers to purchase a completed brand new family home in Baringa for under \$500,000.



No.	Address	Status	Beds	Garage	House Size	Land Size	Price
5	16 Piper St, Harmony	Completed	4	2	197.2m2	313m2	\$489,000

Brand new 4 bedroom plus study house just completed. Main bedroom to the front with walk-in wardrobe and twin bowled ensuite. Bedrooms 2, 3, 4 and study at the opposite end of the house with main bathroom and toilet. Laminated floor and overhead cupboards to kitchen with post formed laminated bench tops, stainless steel appliances, spacious open style pantry and island breakfast bar. Post formed laminated bench to study nook. Separate laundry with one of two linen cupboards, floor cupboards and post formed laminated bench top. 2550mm (8 foot 6 inch) high ceilings throughout, vertical or venetian blinds to all windows and glass sliding doors and security alarm system installed. Large floor tiled and roofed outdoor entertaining area (alfresco), double garage, fully fenced, side access gate, turfed and decoratively landscaped



No.	Address	Status	Beds	Garage	House Size	Land Size	Price
6	Hannah Cres, Aura	Completed	4	2	221.6m2	396m2	\$499,000

Now completed, in a prime location near the Aura Builders Display Village and the recently opened Baringa Primary School. 4 bedrooms, main bedroom at the rear with walk-in wardrobe and ensuite. Cavity sliding access doors to carpeted media room, spacious porcelain floor tiled living areas, numerous features to impressive kitchen, separate laundry with stone bench tops and 'soft-close' cabinetry, double garage and external grade porcelain floor tiled outdoor entertaining area. Lapped and capped timber paling fence to road boundary, providing privacy to pleasantly turfed and landscaped enclosed garden.



Many, many more brand new houses to be built at;



By local builders with details available as they come to hand

For further information or to inspect any of the above properties, please contact;

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