



47 Bushland Crescent, Banyu



LUXURY NEW BUILD

Coastal Calm Meets Contemporary Luxury at 47 Bushland Crescent, Banyu. Beautifully crafted by a boutique builder, this brand-new residence showcases a refined blend of relaxed coastal living and contemporary sophistication. From the striking facade and landscaped surrounds to the spacious floorplan and premium finishes throughout, every element of this home has been thoughtfully designed.

Step inside and you'll immediately appreciate the sense of space, quality and attention to detail. The expansive open-plan living, dining and kitchen area is flooded with natural light and seamlessly connects to the covered alfresco, creating the perfect setting for relaxed family living and entertaining.

The designer kitchen is a true statement, featuring waterfall-edge stone benchtops, quality appliances, a feature backlit splashback and an impressive walk-in pantry complete with power, custom shelving and a sleek pocket sliding door. The luxurious stone-effect tiles flow throughout the main living areas, complemented by plush carpets in the bedrooms and media room for a perfect balance of style and comfort.

A separate media room provides a private retreat for movie nights, relaxation or

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Price	Offers Over \$1,179,000
Property Type	Residential
Land Area	350 m2
Floor Area	206 m2

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family time, complete with a stylish barn door and matte black hardware. The custom-built study nook offers a beautifully appointed workspace, ideal for working or studying from home.

The master suite is a peaceful retreat, featuring a walk-in robe with bespoke cabinetry and a spacious ensuite with double vanity. The additional bedrooms are well-appointed with built-in robes and ceiling fans, while the main bathroom delivers a resort-style feel with floor-to-ceiling tiles, freestanding bath and quality finishes.

Features you'll love:

- Brand-new luxury residence by a boutique builder
- Striking modern facade with landscaped gardens and welcoming entry
- Spacious open-plan living, dining and kitchen with seamless indoor-outdoor flow
- Premium stone-effect tiles throughout main living areas
- Plush carpets to bedrooms and media room
- Designer kitchen with waterfall stone benchtops, quality appliances and feature lighting
- Walk-in pantry with power, shelving and pocket sliding door
- Separate media room with barn door
- Study nook with dedicated workspace
- Private master suite with walk-in robe and double vanity ensuite
- Two additional bedrooms with built-in robes and ceiling fans
- Main bathroom with floor-to-ceiling tiles, double vanity, bath and separate toilet
- Ducted zoned air-conditioning with dual control panels
- Separate laundry with external access and drying area
- Double garage with epoxy flooring
- Fully fenced yard with low-maintenance landscaping
- Rainwater tank and grey water system
- Double gate side access with concrete slab

With no waiting period and all the hard work already complete, this exceptional new build offers the opportunity to secure a luxury, low-maintenance home in one of Aura's newest and most sought-after communities.

A Lifestyle Location

Positioned within the thriving Aura community, you'll enjoy easy access to parks, walking paths, playgrounds, cafes and an array of quality education options. The future city centre, Nirimba State School, Baringa State Primary and Secondary Schools, Unity College and Notre Dame Catholic College are all within easy reach.

Combining boutique craftsmanship, premium finishes and a highly desirable location, 47 Bushland Crescent represents an exceptional opportunity to secure a home that truly stands apart.

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