

LEASED



16 Waterway Drive, Birtinya



## BIRTINYA BEAUTY!

"APPLICATION PENDING"

Located on a prime north-east facing corner block in a dress circle waterfront street, is this single level family home, offering effortless living inside and out, in a premium lifestyle precinct just five minutes to the beach.

Light-filled throughout with a floorplan facilitating good separation; the home is complete with four bedrooms, two bathrooms, two separate living areas, central kitchen, alfresco patio, lap pool, and double lock up garage. There is virtually zero yard work required, more time to kick back poolside and relax.

Air-conditioning, ceiling fans, stone benches in kitchen, stainless steel appliances, glass splashback, separate bath and shower in

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**Price** \$600 per Week

**Property Type** Rental

**Property ID** 1334

### Agent Details

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### Office Details

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main bathroom, security screens, solar power, and rainwater tanks; are some of the features that enhance comfort and appeal. This is just such an easy home to live in!

The expansive living and dining flows out to pool and patio, a seamless indoor/outdoor flow which maximises light and space, all your casual celebrations will be held in this space, and the kids can swim in the pool or watch movies in the media room, whilst the adults enjoy laughter, good food, and a few drinks.

Located in a family-friendly neighbourhood with fabulous parks and playgrounds within walking distance, and just a short drive to the beach - this is a wonderful place to live and invest. Stroll across the road to kilometres of waterfront pathways for walking or cycling around Birtinya, creating great connectivity. Pack the kayaks and paddle boards also - this is a popular place for water activities.

Within close proximity to the University Hospitals and health hub, Stockland shopping centre, and sporting facilities; major amenities such as schools, university, Kawana Shoppingworld, cinemas, turf club, golf courses, and airport, are within a 5-30 minute radius. Everything you could want, or need is easy to access - the Sunshine Coast has come of age and Birtinya is right in the heart of everything!

Lifestyle, location, and low maintenance (the holy trinity); this home embodies it all.

#### Property Features Code Loves:

- 4 Bedrooms with built-in-robos
- 2 Bathroom
- Double lock up garage
- Alfresco area
- In-ground pool
- Minimal yard and gardens to maintain
- Air-conditioning with ceiling fans throughout as well
- Solar panels fitted \*\*please refer to special clause below\*\*

- Close to parks, shops, beach, public transport, waterfront
- School Catchment Area: Kawana Waters State College (Primary & Secondary)

**\*\*PRIVATE INSPECTION AVAILABLE, CALL TO BOOK NOW!\*\***

## ELECTRICITY

**\*\*Tenants pay 100% of power - Solar to remain in the owners name - tenants DO NOT benefit from the solar credits. Tenants will be invoiced for 100% of the power by Code Property\*\***

**\*\*12-month lease preferred**

**\*\*Available date subject to change**

**\*\*Tenants to maintain gardens and grounds\*\***

**\*\*CATS may be considered upon application - pending owner approval - NO DOGS**

**\*\*Property is water compliant tenants will be charged for all water consumption**

**\*\*A monthly pool service is provided by the owner. (Tenants must maintain the pool between services)**

**\*\*Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying**

**\*\*Booking an open home is essential, please view our website at [www.codepg.com.au](http://www.codepg.com.au) - Click on Rentals - Click on the property you would like to view and 'Book Inspections'. Please ensure you register your details\*\***

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