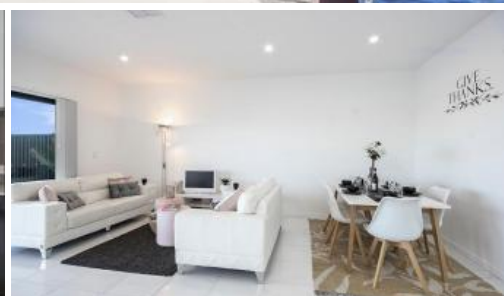


LEASED



24 Reflection Crescent, Birtinya



A CHAMPAGNE HOME WITH WATER VIEWS!

As per QLD COVID-19 restrictions, the inspections will NOT be held in person, the Inspections will be held virtually on our live stream Facebook platform ON ALL VACANT PROPERTIES. Please see attached the video walk through and 3D video on the advert above, after viewing these, you are welcome to sign a sight unseen waiver form and lodge an application, please note, everyone over the age of 18 residing in the property will be required to fill in an application form. Please like our page and ensure you are online during the scheduled inspection time to interact with our open home agent, should you want a virtual inspection conducted LIVE. Please note, if you attend onsite, we unfortunately will not be in a position to grant you access to the property -

SIGHT UNSEEN WAIVER:

[https://aro-au-prod-storage.s3-ap-southeast-](https://aro-au-prod-storage.s3-ap-southeast-2.amazonaws.com/codeproperty/medias/Website/Documents/codeproperty-)

[2.amazonaws.com/codeproperty/medias/Website/Documents/codeproperty-](https://aro-au-prod-storage.s3-ap-southeast-2.amazonaws.com/codeproperty/medias/Website/Documents/codeproperty-)

 5  3  2  258 m²

Price \$825 per Week

Property Type Rental

Property ID 1733

Land Area 258 m²

Agent Details

Jamie Billerwell - 0488 383 001

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

code
PROPERTY GROUP

waiver-property-unseen-5e816788a3074.pdf

APPLY NOW:

<https://www.inspectrealestate.com.au/External/ROL/QuickWeb.aspx?AgentAccountName=Code&type=REnt>

FACEBOOK PAGE:

<https://www.facebook.com/codepg>.

During this challenging time, we thank you for your patience, kindness and understanding of this ever changing climate. Commanding lovely street appeal, this private waterfront sanctuary with an expansive and impressive view deserves your inspection. Surrounded by calm waterways, this quality family retreat within minutes to The Sunshine Coast University Hospital and Birtinya shopping centre offers everything you could want to make your dream coastal lifestyle a reality.

Boasting lush, low maintenance gardens and serene water views from the master bedroom this beautifully appointed and spacious residence combines functionality with waterfront living in a picturesque postcard setting.

The heart of the home epitomises the very definition of family living with generous spaces and a very versatile floorplan. The spacious open plan lounge and dining areas flow to the all-weather alfresco entertaining deck, connecting the calm blue waters and privacy garden along the fence line, making this the perfect oasis to entertain family and friends!

'Witching hour' with the kids will be a breeze from the well-appointed galley style kitchen. Designed to capture the stunning water vistas while you cook, it comes complete with stone bench-tops, a built-in pantry, quality appliances and abundant storage.

A separate media room, kids rumpus and additional bedrooms will offer something for the entire family - big or small, we have got it all!

With double garaging and additional off-street parking for 2 vehicles, this lovely abode will leave you wanting for nothing.

Maximise your leisure time on one of the endless cycle/walking paths connecting to the new Birtinya Town Centre and upcoming Oceanside Kawana. Designed to accommodate an array of shopping and entertainment facilities, it will offer a new way of living on the Coast.

What the code crew love:

Five bedrooms

Three Bathrooms

Two car garage

Multiple living zones

Open plan dining, kitchen, lounge flow to the outdoors

Priceless water views

3 large-sized full bathrooms tiled floor to ceiling

Large walk-in pantry

Master retreat and balcony with water views

Modern high square set ceilings

A seamless blend of indoor-outdoor living

5 zones ducted air-conditioning

Separate media room

Double look up garage

Gas hot water

HOW TO INSPECT THIS HOME:

1. Click Book Inspection

2. Follow the prompts

If there are no inspections available or the available inspection time slots are not suitable, please call the agent to request an inspection time.

Please note if a property has no inspections available this may be due to the property having an application pending.

Code Property Group accept applications prior to you inspecting the property.

Please follow the below instructions to apply for this home.

HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE PG website via this link -
<https://www.codepg.com.au/for-rent>
2. Find the property of interest to you
3. Click the "APPLY NOW" button
4. Please fill in where indicated and follow the prompts

Please note anyone over the age of 18 that will be residing in the property, will be required to complete an application.

TO APPLY VIA VIRTUAL OPEN HOME:

1. Click and view the Video Tour

If the CODE CREW cannot conduct a video walkthrough yet, we have booked a future live video on our Facebook. Please click on the link below to "like" the page for the property's next viewing -
<https://www.facebook.com/codepg/>

If you cannot locate a video walkthrough, do not stress there is one on its way!

PLEASE NOTE, YOU WILL BE REQUIRED TO FILL IN A SIGHT-UNSEEN WAIVER FORM.

****OUTDOOR Small pets may be considered upon application - pending owner approval****

Available date: 12/07/21

Preferred lease term: 12 Months

****Tenants pay 100% of power****

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

****Tenants pay for gas supply and gas bottle hire****

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

****Tenants are liable to check/confirm active & acceptable**

internet connection at the property PRIOR to applying**

Private inspections available upon request

Booking an open home is essential, please view our website at 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

DISCLAIMER: The information regarding this property has been obtained directly from the owner, as such, Code Property Group does not guarantee or warrant the accuracy of such information. Interested parties should conduct independent research and due diligence to verify the accuracy of the information provided. Code Property Group takes no responsibility for any errors or omissions and cannot be held accountable for any loss or damages incurred by any party as a result of the information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.