

LEASED

code  
PROPERTY GROUP

2/34-36 River Esplanade, Mooloolaba



## MELBOURNE LIFESTYLE - BY THE BEACH!

Mooloolaba is arguably one of the most popular suburbs on the Sunshine Coast not only for locals, but has been attracting tourists for decades! This delightful suburb could be yours to call home! This incredible beachside Unit is ideal for a couple looking to pop their feet up after a long day or grab the surf boards in the early hours of the morning.

Lifestyle is everything, wake up to the smell of fresh coffee from the café down below, or walk up to the restaurants, cafes and eateries – it is the perfect combination of ‘Melbourne cuisine’ by the beach.

No details have been spared in a recent renovation! Boasting coastal chic with classic and a neutral palate – no matter your own personal interior design style, your new home accommodates!

The apartment unfolds as you float down the hallway and into

 2  1  1  256 m<sup>2</sup>

**Price** \$600 per Week

**Property Type** Rental

**Property ID** 1916

**Land Area** 256 m<sup>2</sup>

### Agent Details

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### Office Details

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the open plan living area where you have river views and sea breezes billowing in from the huge bifold doors opening out to the unbelievable 178m<sup>2</sup> balcony!

A rare and massive outdoor space that is yours to create an outdoor garden and entertaining area that you will not find anywhere else on the coast and especially not in the town centre.

Overlooked by the ultra-classy kitchen showcasing a herringbone subway tile splash back and dramatic pendant lights over the breakfast bar, this is a fantastic space to chat with friends. Plentiful storage, including glossy overheads, superb benchtops and stainless steel appliances make meal prep a vibe!

The bedrooms are located away from the living area. Timber tiled flooring and timber ceiling fans. A sliding barn style door leads you in to the exquisite bathroom which steps up the indulgence just a scratch.

Features the Code crew love:

- 178m<sup>2</sup> Balcony
- Neutral & inviting colour palate
- Two Bedrooms
- One Bathroom
- River Views from Living Room & Balcony
- Single Carport with Remote Door
- Unbeatable Location – Opposite Sea Life – 3 Minute Walk to Esplanade
- Mooloolaba Beach an easy Flat 3 Minute Walk

**\*\*Please note, there is no lift in the complex**

School Zones

Mooloolaba State School

Mountain Creek State High School

HOW TO INSPECT THIS HOME

1. Click Book Inspection
2. Follow the prompts

Due to covid safe practices, could you kindly register every member of your household that will be attending.

If there are no inspections available or the available inspection time slots are not suitable, please enquire below as more inspection times may be available in the coming week.

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

#### HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE Property Group website
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 above

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

PLEASE NOTE, if you are applying for the property sight unseen, please read the terms and conditions in your tenancy application.

**\*\*SORRY THIS PROPERTY IS NOT PET FRIENDLY\*\***

Available date: 09/02/2022

Preferred lease term: 6 Months

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

**\*\*Lawns and gardens maintained by Body Corporate\*\***

**\*\*There are no water charges for this property - this is inclusive in the rent\*\***

**\*\*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\*\***

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.

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