

LEASED



117/21 Innovation Parkway, Birtinya



### SPACIOUS TWO BEDROOM APARTMENT - GYM IN COMPLEX!

This stunning 1.3ha complex is set in one of the fastest growing locations on the Sunshine Coast. Built on the banks of Lake Kawana, you'll enjoy the kilometres of waterfront bike and walking paths around the interlocking lakes of beautiful Birtinya.

The carefully thought out floor plan of this unit commands exceptional water views from the main bedroom, comfortable separation between the second bedroom, main bathroom with shower over bath, and offering a separate powder room. There's ample storage inside the apartment, with a gated, secure front entrance for storage of push bikes, and availability for additional storage in the underground car park area with swipe card security.

What we know you'll love about this apartment:

- Two generous sized bedrooms plus separate study nook

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106 m2

**Price** \$570.00 per Week

**Property Type** Rental

**Property ID** 2149

**Land Area** 106 m2

#### Agent Details

Eliza Gregory - 0437 085 148

#### Office Details

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



- Air Con in the main bedroom
- Stylish kitchen with quality finishes and Caesarstone bench tops
- 2ND Floor views across Kawana Lake
- Master bedroom with water views and walk through robe area and ensuite
- Great floor plan with flowing internal living out to a generous sized balcony
- 25m heated lap pool, large family pool with spa, BBQ area, fully equipped gym
- Secure gated complex with underground parking and on-site management
- Storage Cage
- Bath
- Built In Robes
- Dishwasher
- Outdoor Entertaining
- Outdoor Spa
- Water Views

#### School Zone

Kawana Waters State College

The massive Home Central shopping facility is just 300m away which includes two popular grocery stores and numerous cafes and eateries, which means you can simply leave your car at home and walk to every amenity you'll need.

#### 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: 16/12/2022

Preferred lease term: 12 months

Tenants pay 100% of power

Lawns and gardens maintained by Body Corporate

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](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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