

LEASED

## 24 Reflection Crescent, Birtinya



### A CHAMPAGNE HOME WITH WATER VIEWS!

Please Note: the spa in the photo is not included in the tenancy.

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

5 3 2 258 m<sup>2</sup>

**Price** \$950.00 per Week

**Property Type** Rental

**Property ID** 2345

**Land Area** 258 m<sup>2</sup>

#### Agent Details

Eliza Gregory - 0437 085 148

#### Office Details

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

School Zones

Kawana Water State College

#### 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.

This property is suitable for SMALL OUTDOOR pets only

Available date: 23/08/2023

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

Inspections

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

OR

Private inspections available upon request

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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