

LEASED

305/34 Fourth Avenue, Maroochydore



## A HOLIDAY LIFESTYLE AWAITS YOU!

Code Property group are proud to take this family home size unit to the rental market.

Comprising of three generously sized bedrooms, two bathrooms and two allocated car parks, did we also mention the separate Study?! This gorgeous slice of Paradise could be yours.

The master bedroom has a commodious walk in robe and modern ensuite attached.

The other two bedrooms have their own built in robes, ceiling fans and contemporary bathroom, located at the opposite side of the Unit, giving the 'Kids' their very own wing of the apartment.

The Kitchen will be sure to impress guests with stone bench tops, a dishwasher, electric cook top and ample storage, located overlooking your expansive open plan living/dining room - giving you the perfect space to host and entertain all in the one open space.

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134 m2

**Price** \$840.00 per Week

**Property Type** Rental

**Property ID** 2710

**Land Area** 134 m2

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

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

Other features this distinguished home has to offer is an inground pool and unparalleled views.

The location could not get more convenient with being walking distance to cafes, shops, restaurants, and some of the best beaches the Sunshine Coast has to offer.

Properties like Fourth Ave rarely come onto the market & never stay long when they do - Don't delay - Book an inspection for your piece of paradise today!

Features the Code Crew love:

- Three generously sized bedrooms
- Independent study located at the entrance of the Unit
- Walk to everything the Sunshine Coast has to offer
- Small, private & quiet complex
- Walk in robe and ensuite off the king sized master bedroom
- Spacious open plan kitchen and lounge/dining area
- Separate laundry
- Ample storage
- Air-conditioning in the master and main living
- Colonial shutters and blackout curtains
- 2 secure basement car parks with storage
- Lifts
- Minimum wait time with 2 elevators servicing 4 floors (Located on the Third floor)
- Beautiful gardens with communal kitchen herbs
- 22m lap pool and undercover BBQ
- Communal storage room
- Secure visitor car parking

School zones:

Maroochydore State School

Maroochydore State High School

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 walk through 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 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 2apply application form.

This property is not suitable for pets due to insufficient open space

Available date: 21.06.2024

Preferred lease term: 12 Months

Tenants pay 100% of power

Pool is maintained by Body Corporate

There are no water charges for this property

Lawns and gardens maintained by Body Corporate

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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