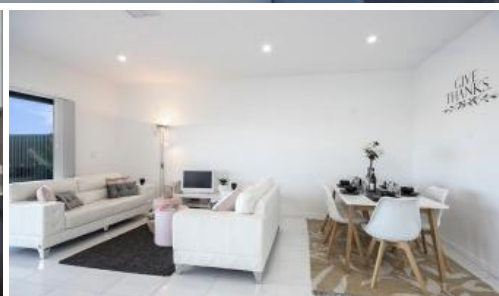


LEASED

## 24 Reflection Crescent, Birtinya



Waterfront at it's finest!

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** \$1100.00 per Week

**Property Type** Rental

**Property ID** 2829

**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  
07 5438 3444

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

Click Book Inspection  
Follow the prompts

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.

#### HOW TO APPLY FOR THIS HOME:

Please go to the Code Property Group website  
Find the property of interest to you  
Click the "APPLY NOW" button  
Please fill in where indicated and follow the prompts

Please note:

Anyone over the age of 18 who will be residing in the property, will be required to complete an application.  
Code Property Group accepts applications prior to you inspecting the property.  
If you are applying for the property sight unseen, please read the terms and conditions in your tenancy application

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

Available date: 29/10/2024  
Lease Term: 12 Months

Tenants connect and pay power direct  
Tenants maintain gardens and grounds

Tenants pay for gas supply and gas bottle hire

This 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, visit the website

<https://www.codepg.com.au/for-rent> Click the property to view, Click 'Book Inspections'. and 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.*