

LEASED

1/55 Yaringa Avenue, Buddina



## BEACH SIDE BUDDINA DUPLEX!

It's time to leave the car at home with this highly desired 2-bedroom duplex just minutes from all you could ever want at your fingertips!

This property is located just one street back from Pacific Boulevard and the sandy beaches. La Balsa Park just an easy 10 minute walk away kicking off the beautiful stroll up to the Point Cartwright Lighthouse.

Buddina Primary School is an easy bike ride or walk away, barely 15 minutes to reach and just a short drive to the popular Kawana Shopping World Precinct.

This property has a fully fenced private back yard, lovely area to entertain and relax with family and friends, open plan living area and kitchen, main bedroom opens to a fully fenced private front courtyard and the lock up garage is larger than normal.

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<b>Price</b>	1692.857
<b>Property Type</b>	Rental
<b>Property ID</b>	7

### Agent Details

Code Property Group - 07  
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### Office Details

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**code**  
PROPERTY GROUP

Combined laundry and bathroom makes this 2-bedroom duplex perfect for a couple or small family to enjoy the Coastal lifestyle.

Kawana Surf Club is also only a hop skip and jump away to enjoy local recreation.

Don't miss your opportunity to snap up this great duplex today!

#### PROPERTY FEATURES:

- 2 Bedroom
- 1 Bathroom
- SLUG and off street parking
- Suitable for Downsizing families, couples, students or retirees
- Split System Air Conditioning
- Fully Fenced Private Backyard and Front Courtyard
- Laundry combined in bathroom
- Shed located on property which is for Landlord Use ONLY
- Close to schools, shops, beaches, parks and public transport
- School Catchment Areas: Buddina State School (Primary) and Mountain Creek State High School (High School)

#### IMPORTANT INFORMATION TO NOTE:

- \*\*Tenants pay 100% of power - no solar or gas
- \*\*Tenants to maintain gardens and grounds
- \*\*Small Outdoor pets may be considered upon application - pending owner approval
- \*\*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

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