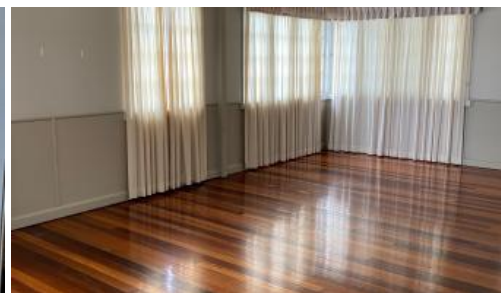


LEASED

9 Oval Avenue, Caloundra



HUMBLE ADOBE BY THE SHORE!

APPLICATION PENDING

This outstanding Queenslander is perched on a fully fenced 607m2 block and is located close to everything Caloundra has to offer.

Set out over two spacious levels, this home has a unique character that is highly sought and rarely found. As you enter via the front porch, you're greeted to soaring high ceilings and polished hardwood timber flooring that flow throughout. The upper lever consists of a spacious air-conditioned formal lounge, dining room and a north facing kitchen that provides plenty of cupboard space and catches the natural light. There are also two bedrooms with classic French doors, ceiling fans and built-in wardrobes. The main bathroom is complete with a double vanity and a huge skylight.

 3  2  3

Price	\$520 PER WEEK
Property Type	Rental
Property ID	1528

Agent Details

Eliza Gregory - 0437 085 148
Code Property Group - 07 5438 3444

Office Details

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

A gorgeous light filled stairwell leads down to the lower level where you will find the third bedroom that boasts a renovated ensuite and windows that look to the greenery outside. This space is perfect for your guests! There is also a laundry/utility room and a huge office with air-conditioning that is perfect for the home business. The extra-large double lock-up garage is 7.3 metres long and provides loads of room for storage. There is also a driveway to the side that leads to a 6x6 metre shed that is perfect for storing the boat or caravan and is ideal for the home handyman.

The backyard consists of a terrace area surrounded by beautiful gardens that offers the perfect setting for entertaining your guests, as well a nice grassy area with a garden shed and a variety of citrus trees.

Features the code crew love:

- House façade! (So gorgeous)
- Fully fenced
- Hard wood floors
- High set ceilings
- Air-con
- Ceiling fans
- Security screens
- Built In Robes
- Floorboards
- Gas Cook top
- Internal Laundry
- Pet Friendly
- Reverse Cycle Aircon
- Secure Parking
- Separate Dining Room
- Split System Heating
- Study/office
- Workshop
- Balcony
- Fully Fenced

- Garden
- Shed

Features (Location)

City Views

Ground Floor

North Facing

Water Views

School Zones

Caloundra State School

Caloundra State High School

PLEASE NOTE: The first inspection will be Friday the 9th of November due to works being completed at the property.

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, YOU WILL BE REQUIRED TO FILL IN A SIGHT UNSEEN WAIVER FORM.

****Pets may be considered upon application - pending owner approval****

Available date: 09/11/2020

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****

****Private inspections available upon request****

****Booking an open home is essential, please view our website at 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.

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.