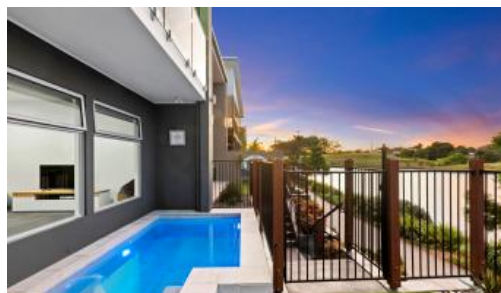


LEASED

45 Meridien Drive, Maroochydore



A RARE DIAMOND - WATERFRONT PROPERTY!

This stunning north-facing waterfront home is located in the ever-growing sunshine cove precinct close to schools, shops and a short drive to the Sunshine Motorway with easy access to the north or southern end of the coast.

Split over two levels with 4 bedrooms, two living areas, two separate alfresco dining areas, hardwood floors and split system air-conditioning units throughout, this property was built to entertain friends and family all year round. The bottom alfresco space is connected to the inground pool with glorious views overlooking the Maroochydore canals. The property has direct access to the pedestrian walking track ideal for walking the dog, jogging, or cycling, and Sunrise Drive neighbourhood park and playground is around the corner.

The master bedroom in this property has a large ensuite with double shower, large bathtub and a walk-in robe that is sure to impress the most savvy of shoppers. The remaining 3 bedrooms

 4  2  2 

Price \$950 PER WEEK

Property Type Rental

Property ID 1618

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

have built in wardrobes, air conditioning and fans. The main bathroom that services the other bedrooms is also complete with a bathtub and shower. A powder room is located upstairs with the open plan living area to make sure everyone in the house is catered for.

The kitchen in the property is sure to impress the most established of chefs with gas stove-top, stone benches, soft close cabinetry and stainless-steel appliances throughout. This open plan kitchen also overlooks the main living and dining area to guarantee everybody has a seat at the table! The expansive upstairs alfresco area with stacker doors is positioned overlooking the water, located off the kitchen and main living area ensuring family friendly entertaining. This property also includes a study nook and separate laundry with access to the clothes line, another reason to love this property.

Located within walking distance to all Sunshine Cove amenities, with great connectivity via pathways and cycle tracks - major amenities such as Sunshine Plaza and Sun Central CBD are just the shortest of drives, or walking/cycling distance, and Maroochydore Beach is only 5 minutes away.

FEATURES WE LOVE

- Split across two levels with 298.5m²
- 4 generous sized bedrooms all with built in wardrobes, air-conditioning and ceiling fans
- Airconditioned master bedroom with ensuite and walk in wardrobe
- Gallery style kitchen with gas stove top, stone benches and stainless-steel appliances
- Open plan layout with 2 separate living and alfresco areas overlooking the water
- Beautiful fixtures and fittings
- Split system air conditioning throughout
- Huge double garage with two additional storage rooms
- Downstairs study nook
- Separate laundry and storage
- Inground pool
- Uncompromising views of the Maroochydore canals

- Proximity to major amenities & services
- Rumpus Room
- Balcony
- Courtyards
- Fully Fenced
- Garden
- Outdoor Entertaining
- Water Views

School zones:

Maroochydore State School

Maroochydore State High School

Independent Schools

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: 15/07/2021

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****

****A monthly pool service is provided by the owner. (Tenants must maintain the pool between services and provide chemicals)**

****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.