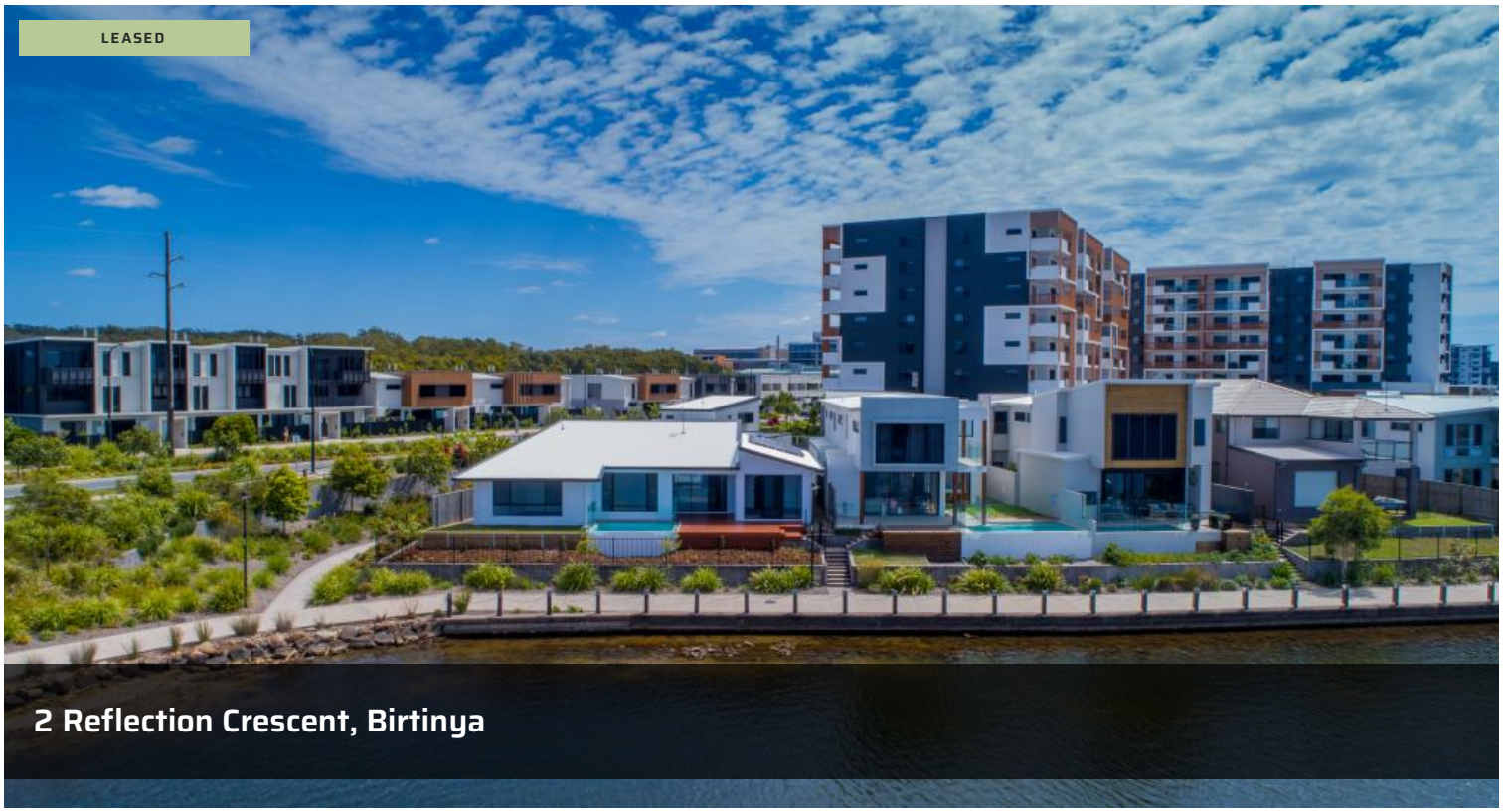








AN ELITE HOME FOR AN ELITE OCCUPANT!

4 3 2 522m2

This executive family home boasts an enviable Birtinya Island location, positioned on the lakes edge taking in breathtaking 180degree water views.

This stylish four bedroom, three bathroom home offers the perfect combination of a functional and spacious layout with an easy care a low maintenance lifestyle in mind. Walk to the University Hospital or walk to the beach the choice is yours. Higher ceilings and lots of space create a home for the avid entertainer or growing family. Working professionals will enjoy a low maintenance home that is still pet friendly. While those needing extra space will see benefit in the over sized, designer kitchen. There is room to spread out on both levels.

As you venture up the quality timber staircase, the upper level consists of a good-sized Master suite with an ensuite. The remaining three bedrooms comprise with double built in robes,

Price	$880 per Week
Property Type	Rental
Property ID	1749
Land Area	522 m2

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

roller blinds and ducted air.
Entertain in style on your back deck in your sparkling inground pool. Words do not do this property justice, come and see this unique property today!

Features the Code Crew love:
- 4 spacious bedrooms
- 3 modern bathrooms
- In ground pool
- Designer Kitchen
- Unique layout
- Multiple living zones
- Outdoor entertaining area
- Polished concrete floors
- Bath
- Built In Robes
- Dishwasher
- Ducted Cooling
- Ducted Heating
- Internal Laundry
- Pet Friendly
- Remote Garage
- Deck
- Fully Fenced
- Garden
- Separate Dining Room
- Water Views
- Ceiling Insulation
- Double Glazed Windows
- Energy Efficient Appliances
- Grey Water System
- Solar Hot Water
- Solar Panels
- Wall Insulation
- Water Efficient Appliances
- Water Efficient Fixtures
- Water Tank

School zones:
Kawana Waters State College
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.

Small pets may be considered upon application - pending owner approval
Available date: 3/9/2021
Preferred lease term: 12 months

Tenants pay 100% of power
Tenants to maintain gardens and grounds
Tenants pay for gas supply only, bottles must remain in the owner's name
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
**A monthly pool service is provided by the owner. (Tenants must maintain the pool between)
Solar to remain in the owners name - tenants pay over and above the solar rebate invoiced by Code Property

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.