

LEASED



2/1 Ann St, Woombye



## UNIT IN THE HEART OF WOOMBYE!

This spacious home in the quaint town of Woombye offers you the best of both worlds, rural living and just 20 minutes to the coast line. You'll love being in this near new 2 bedroom unit. The unit is built over 2 storeys and offers open plan living, 2 bathrooms, alfresco area for entertaining and quality cooking appliances. Within walking distance to local shops, this place is sure to please the busy professional or the easy going home body.

- Open plan living & dining area connecting to the covered alfresco
- Stylish kitchen stainless steel appliances, plumbing in place for the fridge
- All bedrooms and bathrooms are upstairs, powder room downstairs

 2  2  1  126 m<sup>2</sup>

**Price** \$410 per Week

**Property Type** Rental

**Property ID** 1823

**Land Area** 126 m<sup>2</sup>

### 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

- Master bedroom with, ensuite & robe
- Air conditioned master bedroom and main living area
- Second bedroom with own bathroom and robe.
- Ceiling fans & screens throughout
- Walk to child care facilities, schools and transport are nearby
- Sorry, pets are not permitted

Located in a quiet spot, you will enjoy being able to escape the hustle and bustle of the ever growing Sunshine Coast.

School zones:

Woombye State School

Nambour 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, If you are applying for the property sight unseen, please read the terms and conditions in your tenancy 2apply application form.

**\*\*SORRY THIS PROPERTY IS NOT PET FRIENDLY\*\***

Available date: 22/10/2021

Preferred lease term: 12 months

**\*\*Tenants pay 100% of power\*\***

**\*\*Tenants to maintain gardens and grounds\*\***

**\*\*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](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 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.*