

LEASED

305/34 Fourth Avenue, Maroochydore



## A HOLIDAY LIFESTYLE AWAITS YOU!

Code Property group are proud to take this family home size unit to the rental market.

Comprising of three generously sized bedrooms, two bathrooms and two allocated car parks, did we also mention the separate Study?! - This gorgeous slice of Paradise could be yours.

The master bedroom has a commodious walk in robe and modern ensuite attached.

The other two bedrooms have their own built in robes, ceiling fans and contemporary bathroom, located at the opposite side of the Unit, giving the 'Kids' their very own wing of the apartment.

The Kitchen will be sure to impress guests this Christmas with stone bench tops, a dishwasher, electric cook top and ample storage, located overlooking your expansive open plan living/dining room - giving you the perfect space to host and entertain all in the one open space.

Other features this distinguished home has to offer is an

 3  2  2  134 m2

**Price** \$850 per Week

**Property Type** Rental

**Property ID** 1855

**Land Area** 134 m2

### Agent Details

Code Property Group - 07  
5438 3444

### Office Details

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

**code**  
PROPERTY GROUP

inground pool and unparalleled views.

The location could not get more convenient with being walking distance to cafes, shops, restaurants, and some of the best beaches the Sunshine Coast has to offer.

Properties like Fourth Ave rarely come onto the market & never stay long when they do – Don't delay – Book an inspection for your piece of paradise today!

Features the Code Crew love:

- Three generously sized bedrooms
- Independent study located at the entrance of the Unit
- Walk to everything the Sunshine Coast has to offer
- Small, private & quiet complex
- Walk in robe and ensuite off the king sized master bedroom
- Spacious open plan kitchen and lounge/dining area
- Separate laundry
- Ample storage
- Air-conditioning in the master and main living
- Colonial shutters and blackout curtains
- 2 secure basement car parks with storage
- Lifts
- Minimum wait time with 2 elevators servicing 4 floors (Located on the Third floor)
- Beautiful gardens with communal kitchen herbs
- 22m lap pool and undercover BBQ
- Communal storage room
- Secure visitor car parking

School zones:

Maroochydore State School

Maroochydore State High School

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: 07/01/2022

Preferred lease term: 12 Months

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

**\*\*Pool is maintained by Body Corporate\*\***

**\*\*Lawns and gardens maintained by Body Corporate\*\***

**\*\*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\*\***

*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.*