LEASED



44/19 Shine Court, Birtinya







LAKE VIEWS, COZY & CONVENIENT!

2 2 1 83m2

This amazing modern two-bedroom unit is in of the most convenient positions that the Sunshine Coast has to offer! When entering the unit after taking in the magnificent views of Kawana lake, you walk straight into to the kitchen that is well equipped with an electric stove top, dishwasher and plenty of storage and bench space ready for the experienced chef!

Continuing from the kitchen you have a comfortable dining and living space that flows out to the large outside living space that already has a built-in kitchenette and expansive waterfront views.

The two bedrooms in the unit both have generous walk-in wardrobes and the master bedroom also has an ensuite attached and the guest bedroom having a built-in study nook.

The position of this unit is uncompromised within walking

Price	$550 per Week
Property Type	Rental
Property ID	1864
Land Area	83 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

distance to Sunshine Coast University Hospital and extremely close to shops, cafes, restaurants, beaches, and access to the Bruce Highway heading north of south bound.

Other notable features include Ducted Air-conditioning and heating and fans throughout, Crim safe door at entry and one secured undercover carpark with storage cage.

The unit complex also features a lift with intercom access, inground pool, BBQ area and an onsite manager.

Features we love;
• Two bedrooms with built in wardrobes and both with Study Nooks
• Main bedroom with ensuite
• Kitchen with ample storage and dishwasher
• Outdoor living with kitchenette
• Laundry nook with space for washing machine
• Ducted air conditioner throughout
• Located close to shops, restaurants & Sunshine Coast University Hospital
• Communal pool and BBQ area

Dishwasher and Clothes dryer are also included

School zones:
Kawana Waters State College
HOW TO INSPECT THIS HOME:
1. Click Book Inspection
2. Follow the prompts
Due to covid safe practices, could you kindly register every member of your household that will be attending.
If there are no inspections available or the available inspection time slots are not suitable, please enquire below as more inspection times may be available in the coming week.
Code Property Group accept applications prior to you inspecting the property.

HOW TO APPLY FOR THIS HOME:
1. Please head to the CODE Property Group website
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 above
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 application.

SORRY THIS PROPERTY IS NOT PET FRIENDLY

Available date: 09/02/2022
Preferred lease term: 12 Months lease

Tenants pay 100% of power
Pool is maintained by Body Corporate
Lawns and gardens maintained by Body Corporate
*Water bills are included in the rent, no water will be charged**
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.