

LEASED



85 Sugar Road, Maroochydore



## POSITION AND PRACTICALITY!

This charming four-bedroom home has everything one could possibly need to live the most convenient lifestyle imaginable! Consisting of four bedrooms, one bathroom (with a powder room off the main bedroom) & a large double bay shed - This one will be sure to impress!

From the first steps into this property through the front sliding and fly screens, you will be amazed by the large open plan living and dining space conveniently located right next to the galley style kitchen and serviced by a split system air conditioner.

Leading through the kitchen and the laundry you will be delighted by the undercover living space and the well-maintained backyard, how could we also forget the large shed?

The main bedroom is an extremely generous space with the added extra built-in wardrobes, a split system air conditioner,

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**Price** \$650 per Week

**Property Type** Rental

**Property ID** 1940

### Agent Details

Eliza Gregory - 0437 085 148

Code Property Group - 07

5438 3444

### Office Details

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**code**  
PROPERTY GROUP

and a private powder room.

The other bedrooms in the property all have mirrored built-in wardrobes with the second bedroom also having a split system air conditioner.

There is no denying that the location of the property is unmatched with its proximity to shops, restaurants, and some of the nicest beaches the Sunshine Coast has to offer!

We don't see this property lasting long so contact Code Property Group to book your inspection today!

Features we love:

- Open plan living and dining space with split system air conditioner
- Large kitchen with ample storage & bench space
- Separate Laundry with direct access to the backyard
- Master bedroom with powder room, Built in wardrobe & split system air conditioner
- Other three bedrooms also have built in wardrobes, one with a split system air conditioner
- Main bathroom with bathtub and separate toilet
- Undercover outdoor living space
- Large, detached shed
- Located close to shops, beaches & restaurant
- Easy access to the Bruce Highway North or Southbound

School Zones:

Mooloolaba State School

Maroochydore State High School

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.

**\*\*Pets may be considered upon application - pending owner approval\*\***

Available date: 21/02/2022

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 - 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.

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