

LEASED

1/55 Yaringa Avenue, Buddina



## BEACHSIDE BUDDINA DUPLEX

PLEASE NOTE THIS PROPERTY WILL NOT ACCEPT SIGHT  
UNSEEN WAIVERS - NO APPLICATIONS WILL BE APPROVED  
UNTIL AFTER YOU HAVE VIEWED THE PROPERTY

It's time to leave the car at home with this highly desired 2-  
bedroom duplex just minutes from all you could ever want at  
your fingertips!

This property is located just one street back from Pacific  
Boulevard and the sandy beaches. La Balsa Park just an easy 10  
minute walk away kicking off the beautiful stroll up to the Point  
Cartwright Lighthouse.

Buddina Primary School is an easy bike ride or walk away,  
barely 15 minutes to reach and just a short drive to the popular  
Kawana Shopping World Precinct.

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**Price** \$450.00 per  
Week

**Property  
Type** Rental

**Property ID** 2258

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

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

**code**  
PROPERTY GROUP

This property has a fully fenced private back yard, lovely area to entertain and relax with family and friends, open plan living area and kitchen, main bedroom opens to a fully fenced private front courtyard and the lock up garage is larger than normal.

Combined laundry and bathroom makes this 2-bedroom duplex perfect for a couple or small family to enjoy the Coastal lifestyle.

Kawana Surf Club is also only a hop skip and jump away to enjoy local recreation.

Don't miss your opportunity to snap up this great duplex today!

#### PROPERTY FEATURES:

- 2 Bedroom
- 1 Bathroom
- SLUG and off street parking
- Suitable for Downsizing families, couples, students or retirees
- Split System Air Conditioning
- Fully Fenced Private Backyard and Front Courtyard
- Laundry combined in bathroom
- Shed
- Close to schools, shops, beaches, parks and public transport
- School Catchment Areas: Buddina State School (Primary) and Mountain Creek State High School (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.

Available date: 24/03/2023

Preferred lease term: 12 Months

Tenants pay 100% of power

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

## Inspections

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

OR

Private inspections available upon request

**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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