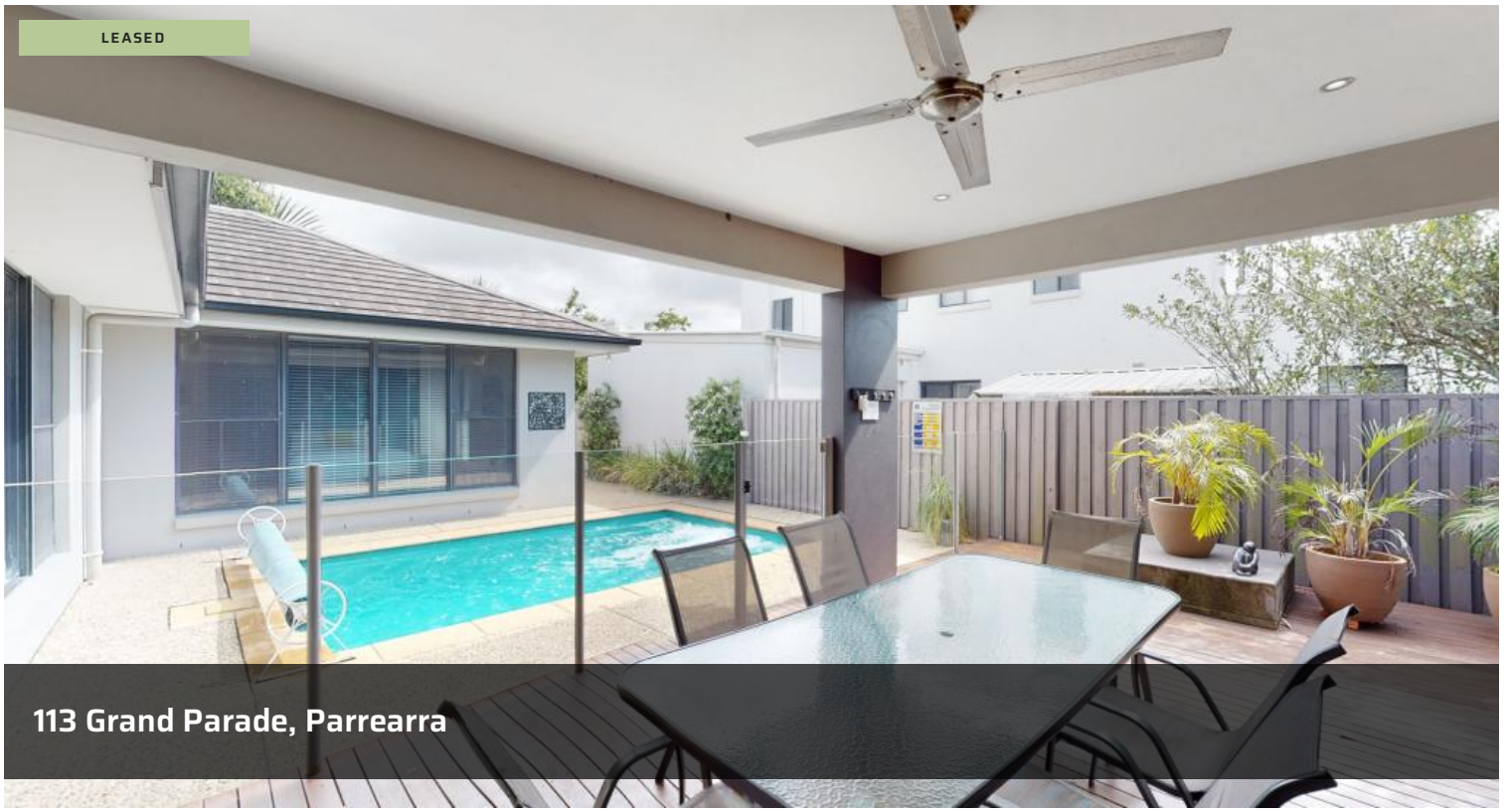
LEASED



113 Grand Parade, Parrearra







HONEY, THIS IS IT!

Please note, the property can be furnished or unfurnished, please advise on your tenancy application and the inspection agent your preference **

This modern and contemporary home features 5 spacious bedrooms, making it perfect for families or groups of friends. All five bedrooms (Including the master) have ceiling fans, blinds, generous storage and air-con. The master bedroom also boasts a modern ensuite and walk in robe.

There are two large living areas, providing plenty of space for relaxation and entertainment. The property has two bathrooms, an additional separate powder room, and a separate toilet. The high ceilings and ducted/zoned air conditioning provide a comfortable and airy atmosphere throughout the property.

5 2 2

630m2

Price	$1100.00 per Week
Property Type	Rental
Property ID	2296
Land Area	630 m2

Agent Details

Eliza Gregory - 0437 085 148

Office Details

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

The property offers a covered outdoor living and dining area with an alfresco section, making it an ideal spot for outdoor gatherings. In addition, the double lock-up garage provides remote access and features floor-to-ceiling storage cupboards along its entire side, while still leaving ample space for vehicles and other items. This generous and rare storage capacity in the garage is a highly desirable feature of the property.

The solar-heated pool with a spa seat is perfect for relaxation, while the solar panels help to reduce electricity costs. The property also features great quality appliances, including an oven, dishwasher, fridge, washing machine, and dryer.

The electric gate access and electric deadlock on the front door provide extra security, while the large fence at the front provides extra privacy. The property also features plenty of storage space throughout the entire house, making it easy to keep everything organized.

Located in a great neighbourhood with friendly neighbours, this property is within walking distance to the Green Zebra restaurant and is close to the beach, shopping centres, and recreational facilities. The low maintenance gardens make it easy to maintain a beautiful outdoor space. A 12-month lease is preferred, and pets may be considered upon application.

Features the code crew Love:
Modern and contemporary home
5 bedrooms
2 bathrooms
2 car spaces
630m2 block
Guest suite located at the front of the property with a built-in robe
Generous storage in the garage
Bedrooms 2, 3, and 4 located at the back of the house have built-in robes, ceiling fans, and blinds
Master bedroom is located at the front of the property next to

the guest bedroom and has a walk-in robe and ensuite
3 living areas in total
In-ground pool with a covered alfresco and a deck
Fully furnished
Pets may be considered
12-month lease preferred
Great neighborhood with friendly neighbors
Green Zebra restaurant is within walking distance
Large fence at the front providing extra privacy.

Parrearra is a coastal suburb located in the Sunshine Coast region of Queensland, Australia. It is situated on the eastern side of the Kawana Waters Canal and is part of the Kawana Waters urban development. Parrearra is a popular residential area due to its close proximity to the beach, shopping centers, and recreational facilities. The suburb features a range of housing options, including modern apartments, townhouses, and family homes. Some of the popular attractions in the area include the Parrearra Canal, the Mooloolaba Beach, the Kawana Shoppingworld, and the Sunshine Coast Stadium.

**Please note that there will be one locked garden shed / one small cupboard in the garage that tenants will not have access to.

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.

Available date: 12/06/2023
Preferred lease term: 12 Months

Tenants to maintain gardens and grounds
Tenants will be invoiced by Code Property for power
Tenants pay for gas supply only, bottles must remain in the owner's name
Property is water compliant tenants will be charged for all water consumption
**A monthly pool service is provided by the owner. (Tenants must maintain the pool between services)
Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying
Solar to remain in the owners name - tenants pay over and above the solar rebate invoiced by Code Property

Inspections
**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.