

LEASED



1, 100 Memorial Avenue, Maroochydore



## MAGIC AT MEMORIAL!

Are you seeking a modern, low maintenance abode in the heart of the main hub on the Sunshine Coast? Welcome to the very memorable, Memorial Ave.

Upon stepping into your ground level apartment you are greeted and delighted by a large open plan living/dining room. Tucked around the corner you will find the practical Kitchen, boasting features such as a dishwasher, electric cooktop, and oven.

The queen sized bedrooms have built in robes, security screens and roller blinds.

The master bedroom features a modern ensuite with an internal laundry also included.

Within walking distance to cafes, restaurants, the RSL, Sunshine plaza and mere minutes away from some of the best beaches the Sunshine Coast has to offer, don't delay - Book an inspection

 2  2  1  79m<sup>2</sup>

**Price** \$550.00 per Week

**Property Type** Rental

**Property ID** 2304

**Land Area** 79 m<sup>2</sup>

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

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

today!

Features the code crew love:

- Electric cook top
- Dishwasher
- Aircon in the main living area
- Roller blinds
- Fresh paint
- Security screens
- Unparalleled location - opposite the Maroochydore RSL
- Walking distance to the beach
- 2 Beds
- 2 Bath
- 1 Car
- Ground level
- Ample storage

School zones

Maroochydore 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.

This property will require approval from the Body Corporate prior to finalising your application

Available date: 28/04/2023

Preferred lease term: 6 Months

Tenants pay 100% of power

Tenants to maintain gardens and grounds

There are no water charges for this property - this is inclusive in the rent

Property is on tank water this is purchased at the tenant's expense as required

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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