

LEASED

6 Triumph Street, Birtinya



## LOVELY 4 BEDROOM, 4 BATHROOM HOME IN BIRTINYA!

The house has 4 well-sized individual bedrooms, each with its own ensuite bathroom. This provides a high level of convenience and privacy for the occupants.

The presence of a study nook in each bedroom means that the house is designed with consideration for those who require or prefer to work or study from home.

The Crimsafe screens on the windows provide added security and peace of mind, allowing fresh air to flow through the house while keeping out insects.

The individual air-conditioning systems in each bedroom ensure that occupants can personalize their room's temperature and stay comfortable year-round.

 4  4  2  390m<sup>2</sup>

**Price** \$895.00 per Week

**Property Type** Rental

**Property ID** 2435

**Land Area** 390 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

# code

TV connections in each bedroom offer entertainment options, allowing residents to enjoy their favorite shows and programs privately.

The main living area is a highlight, featuring a well-appointed kitchen and an open-plan lounge/dining area. This setup encourages a seamless flow of conversation and interaction among family members or guests.

The covered alfresco entertainment area is a valuable extension of the living space, providing a place for outdoor gatherings, barbecues, or simply relaxing outside while being protected from the elements.

The property's location near new hospitals, cafes, and beautiful beaches makes it convenient for residents to access essential services and enjoy leisure activities.

This house is designed to provide comfort, convenience, and opportunities for relaxation and socialization. Its well-thought-out features cater to both practical needs and lifestyle preferences.

#### 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.

PETS are upon application

Available date: 3/11/2023

Preferred lease term: 12 Months

Tenants pay 100% of power

Tenants to maintain gardens and grounds

Tenants pay for gas supply and gas bottle hire

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

## 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

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