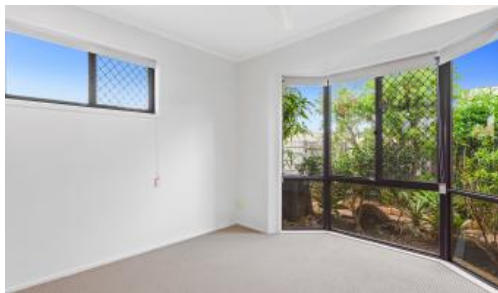


LEASED

2/10 Melody Court, Warana



## PRIME LOCATION!

This charming 2-bedroom, 1-bathroom unit offers a perfect blend of comfort and convenience. Both bedrooms are spacious, filled with natural light. The bathroom is well-appointed with all the essential amenities to make your daily routine comfortable with a separate toilet for the busy mornings.

The unit features a cozy living area, ideal for relaxing or entertaining guests and a second large living room. The fully equipped kitchen comes with electric appliances, making meal preparation a breeze. For your convenience, the unit also includes internal laundry facilities and a designated car port. Located at the front of the complex makes for convenient entry and exit from the unit.

Situated in a prime location, this unit is just a short walk from a

 2  1  1  199 m2

**Price** \$570.00 per Week

**Property Type** Rental

**Property ID** 2704

**Land Area** 199 m2

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

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

variety of shops, including grocery stores, cafes, and restaurants. Public transport are conveniently close , with nearby bus stops in both directions making commuting easy. Families will benefit from proximity to reputable schools, beautiful parks and across the road from the Birtinya lakes. The friendly neighbourhood makes living here a breeze!

#### HOW TO INSPECT THIS HOME

1. Click Book Inspection
2. Follow the prompts

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: 03/10/2024

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

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.

*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.*