

LEASED



4/52 Maud Street, Maroochydore



## GET OUT... AND IN TO YOUR OWN CENTRAL MAROOCHYDORE PAD!

**\*\*6 month only lease available\*\***

Nestled in the vibrant heart of Maroochydore, this charming 2-bedroom unit offers the perfect blend of convenience and tranquility. Part of a small complex of just 4 units, you'll enjoy a sense of privacy and community. The unit features a spacious layout with plenty of natural light, making it an inviting place to call home.

The location is second to none, with easy access to all the amenities Maroochydore has to offer. Whether you're looking to shop, dine, or enjoy the local parks and beaches, everything is just a short stroll away. The single lock-up garage provides secure parking and additional storage space.

Compact unit with a pleasing outlook, features include:

\* Functional kitchen

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**Price** \$430.00 per Week

**Property Type** Rental

**Property ID** 2755

### 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

- \* Timber look flooring throughout.
- \* Ceiling fans to lounge and main bed rooms
- \* Generous living area and open plan to dining and kitchen

Located on the second floor in a small block of four, with its own lock up garage, and so very close to everything, you would be mad not to add this one to your list.

#### School Zones

Maroochydore State School

Maroochydore State High School

#### 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 is not suitable for pets due to insufficient open space

Available Date: 31/07/2024

Preferred lease term: 6 months

Please note, we can only offer a lease up to the 31/01/2025.

Tenants connect and pay power direct

Body Corporate maintains gardens and grounds

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, visit the website

<https://www.codepg.com.au/for-rent> Click the property to view, Click 'Book Inspections'. and 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.

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