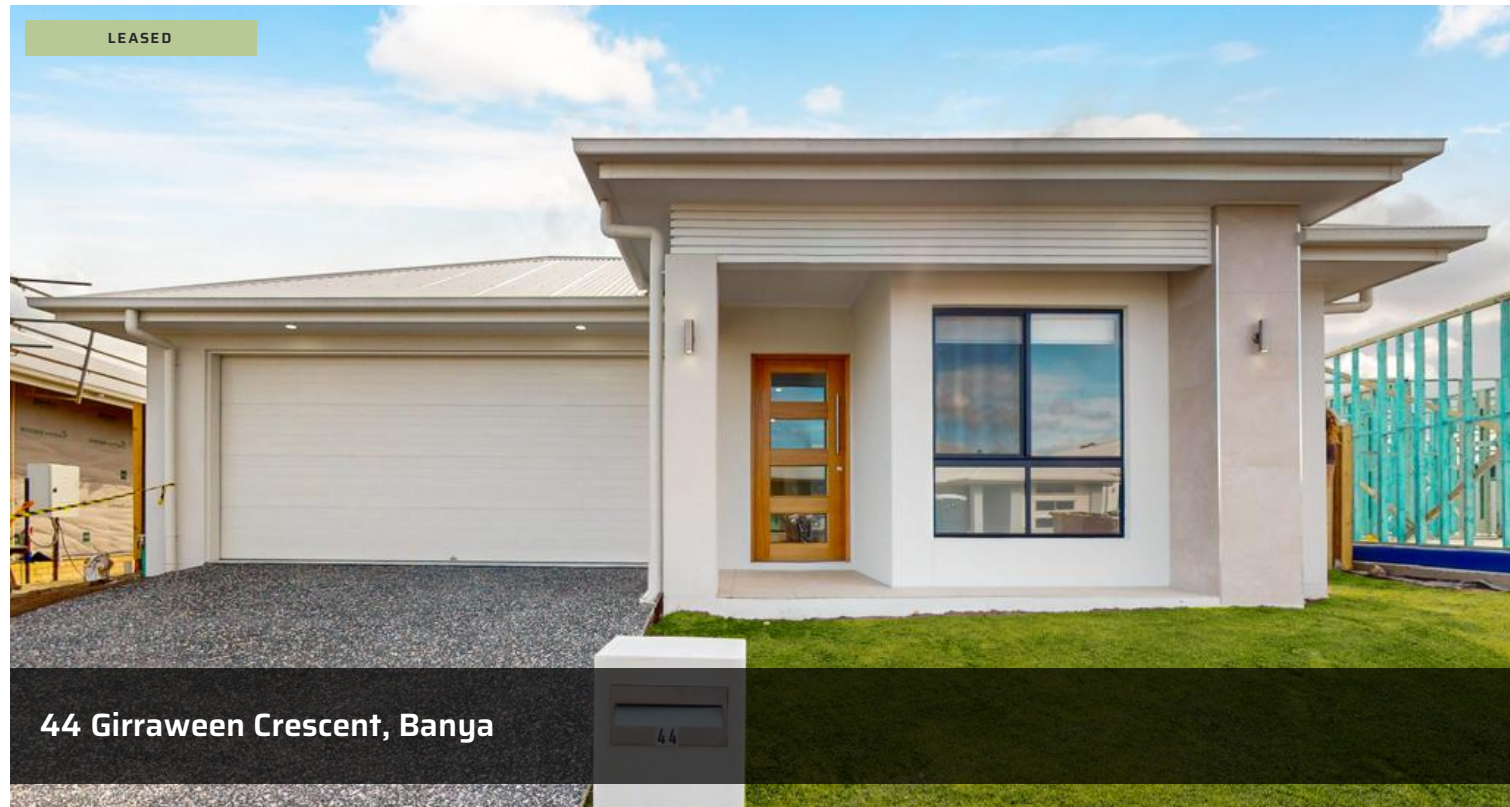


LEASED



44 Girraween Crescent, Banya



## YOUR BRAND-NEW COASTAL HAVEN AWAITS!

Discover the epitome of coastal luxury living in this brand-new family home nestled within the highly sought after area of Banya. Enjoy the lifestyle and convenience of this 4-bedroom home with public transport, bike paths, walking tracks and schools, all at your doorstep. Quick access to main roads ensures you get cafes and beaches of Caloundra in just 15 minutes or head in the other direction to the Bruce Hwy and Kawana Way heading to the Sunshine Coast University Hospital.

Completed to a high standard, this home includes timber look vinyl planks to living areas, carpet to the media room, and bedrooms and stone bench tops. But wait, there's more! Delight in the convenience of generous storage and butler's pantry, ensuring a clutter-free and organized kitchen.

 4  2  2  430 m<sup>2</sup>

**Price** \$730.00 per Week

**Property Type** Rental

**Property ID** 2803

**Land Area** 430 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

The true highlight of this home is the seamless transition from indoor to outdoor living, allowing for alfresco entertaining with ease. Whether you're hosting a barbecue with friends or enjoying a quiet evening under the stars, the effortless entertaining space makes every gathering memorable. This is more than just a home; it's a lifestyle statement.

Key features that define this coastal retreat include:

Four spacious bedrooms, offering comfort and privacy for the whole family.

Two meticulously designed bathrooms, featuring contemporary fixtures and finishes.

A double lock-up garage, providing secure parking and ample storage space.

A dedicated media room, ideal for cinematic experiences and cozy family gatherings.

6-zone ducted air conditioning ensuring personalized climate control in every corner of the home.

A chef's dream kitchen boasting 900mm appliances.

Anticon rood blankets and 2 whirly birds, providing unparalleled insulation and energy efficiency.

A light colour palette and coastal-inspired interior finish, creating an ambiance of serenity and relaxation.

Ample side access, perfect for storing a boat or trailer, inviting endless outdoor adventures.

Exposed aggregate driveway, fully fenced rear yard.

Abundant lighting inside and outside, illuminating every space with warmth and sophistication.

The Location:

Welcome to Banya - where every day feels like a breath of fresh air! Nestled amidst scenic landscapes and tranquil surroundings, Banya offers the perfect blend of serenity and convenience for your next home. With its charming neighbourhoods and friendly community vibe, Banya is more than just a place to live - it's a welcoming sanctuary you'll be proud to call home. Explore the vibrant local scene with an array of shops, cafes, and

restaurants just steps away from your doorstep. Nature enthusiasts will delight in Banya's proximity to picturesque parks and nature trails, inviting you to unwind and reconnect with the great outdoors.

For those who value connectivity, Banya boasts excellent transportation links, ensuring easy access to neighbouring towns and city centres.

Don't miss your opportunity to make this home, your new address of distinction. Contact us today to arrange a private viewing and unlock the coastal haven you've been dreaming of.

#### HOW TO INSPECT THIS HOME

Click Book Inspection

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.

#### HOW TO APPLY FOR THIS HOME:

Please go to the Code Property Group website

Find the property of interest to you

Click the "APPLY NOW" button

Please fill in where indicated and follow the prompts

Please note:

Anyone over the age of 18 who will be residing in the property, will be required to complete an application.

Code Property Group accepts applications prior to you inspecting the property.

If you are applying for the property sight unseen, please read the terms and conditions in your tenancy application.

This property is suitable for OUTDOOR pets only

Available date: 26/9/2024

Preferred lease term: 12 Months

Tenants connect and pay power direct

Tenants maintain gardens and grounds

This 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, 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.

*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.*