

LEASED



117, 21 Innovation Parkway, Birinya



## SPACIOUS TWO BEDROOM APARTMENT - GYM IN COMPLEX!

This stunning 1.3ha complex is set in one of the fastest growing locations on the Sunshine Coast. Built on the banks of Lake Kawana, you'll enjoy the kilometres of waterfront bike and walking paths around the interlocking lakes of beautiful Birinya.

The carefully thought out floor plan of this unit commands exceptional water views from the main bedroom, comfortable separation between the second bedroom, main bathroom with shower over bath, and offering a separate powder room. There's ample storage inside the apartment, with a gated, secure front entrance for storage of push bikes, and availability for additional storage in the underground car park area with swipe card security.

What we know you'll love about this apartment:

- Two generous sized bedrooms plus separate study nook

 2  2  1  

106m<sup>2</sup>

**Price** \$620.00 per Week

**Property Type** Rental

**Property ID** 2912

**Land Area** 106 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



- Air Con in the main bedroom
- Stylish kitchen with quality finishes and Caesarstone bench tops
- 2ND Floor views across Kawana Lake
- Master bedroom with water views and walk through robe area and ensuite
- Great floor plan with flowing internal living out to a generous sized balcony
- 25m heated lap pool, large family pool with spa, BBQ area, fully equipped gym
- Secure gated complex with underground parking and on-site management
- Storage Cage
- Bath
- Built In Robes
- Dishwasher
- Outdoor Entertaining
- Outdoor Spa
- Water Views

#### School Zone

Kawana Waters State College

The massive Home Central shopping facility is just 300m away which includes two popular grocery stores and numerous cafes and eateries, which means you can simply leave your car at home and walk to every amenity you'll need.

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

Available Date: 31/1/2025

Lease Term: 12 Months

Body Corporate maintains gardens and grounds

Pool maintained by Body Corporate

Tenants connect and pay power direct

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

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