

LEASED



1/86 Broadwater Avenue, Maroochydore



## WALK TO THE RIVER!

Situated close to all the hustle and bustle that Maroochydore has to offer but still quiet, this unit is perfect for those who enjoy the simple things in life. Step into your new home that is filled with bright natural lighting, new modern finishes and a whole lot of charm! Take a quick 180m stroll to Maroochy River where you can enjoy a nice afternoon walk, or even a canoe ride. Escape the heat and visit the Sunshine Plaza which is located just 2.5km away. The nearest bus stop is just 350m away, making this the ideal location for those who work nearby. This home is in a lovely street and has great curb appeal.

We love this home because of its...

- 2 large bedrooms with large built in robes, lush carpets and air-conditioning
- Cute bathroom with bathtub
- Clean practical kitchen, with gas cooking and plenty of cupboard space

 2  1  1  85m<sup>2</sup>

**Price** \$550 per Week

**Property Type** Rental

**Property ID** 2934

**Land Area** 85 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**  
PROPERTY GROUP

- Security screens throughout
- Several cupboards for storage space upstairs and downstairs
- Separate toilet downstairs
- Large living space with sliding doors, large window for natural light and block out curtains
- Tiles downstairs and carpets upstairs
- Carport with easy access to front door
- Clothesline outside in private courtyard with access to grassy common area
- Dishwasher
- Internal Laundry
- Reverse Cycle Aircon
- Courtyards
- Fully Fenced
- Features (Eco Friendly)
- Energy Efficient Appliances
- Water Efficient Appliances
- Water Efficient Fixtures

School zones:

Maroochydore State School

Maroochydore State High School

#### HOW TO BOOK AN INSPECTION

If you are browsing this property on realestate.com, please scroll down to "INSPECTIONS" and click "REQUEST A TIME". A pop up will appear, select date and times from the drop-down boxes and fill out your details. Once completed, you will receive a confirmation email from us.

If you are not viewing this via realestate.com, please go to our agency website <http://www.codepg.com.au> and click "RENTALS", find the property you would like to view and click "BOOK INSPECTION" and fill out your details. Once completed you will receive a confirmation email from us.

If there are no inspections available or the time slots are not suitable, please email [leasing@codepg.com.au](mailto:leasing@codepg.com.au) with your

preferred date and time.

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

#### HOW TO APPLY FOR THIS HOME:

1. Please click the link <http://www.codepg.com.au>
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, relax, there is one on its way.

Not suitable for pets due to insufficient open space

AVAILABLE DATE: 27/5/2025

PREFERRED LEASE TERM: 12 Months

Tenants maintain gardens and grounds

Tenants connect and pay power direct

Tenants pay for gas supply and gas bottle hire

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

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.*