

LEASED



54 Viridian Circuit, Birtinya



## LUXURIOUS 4-BEDROOM WITH EXPANSIVE OUTDOOR SPACE - YOUR PERFECT SUNSHINE COAST HAVEN AWAITS!

Discover luxurious living at its finest in this exquisite 4-bedroom, 4-bathroom residence, perfectly situated in a highly sought-after area near Sunshine Coast University Hospitals. Boasting a plethora of conveniences and attractions nearby, including serene waterside parks, scenic cycle tracks, expansive playing fields, and picturesque beaches, this property epitomizes the epitome of coastal living.

Nestled on a spacious block, this home offers an abundance of outdoor space, ideal for hosting gatherings or providing ample room for children's play equipment. With convenient side access, you have the flexibility to store a caravan or trailer effortlessly.

Inside, each of the four bedrooms is generously appointed with its own ensuite bathroom, ensuring privacy and comfort for

 4  4  2  364m<sup>2</sup>

**Price** \$1100 per Week

**Property Type** Rental

**Property ID** 3008

**Land Area** 364 m<sup>2</sup>

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

every member of the family. Equipped with built-in robes and air conditioning, these bedrooms provide a retreat-like ambiance.

Entertaining is a breeze with two separate living zones, allowing for versatile use of space to accommodate your lifestyle needs. Whether you're unwinding with loved ones or hosting guests, these living areas offer ample room for relaxation and entertainment.

Step outside to the outdoor alfresco area, where you can embrace Queensland's renowned outdoor lifestyle. Perfect for gatherings, barbecues, or simply enjoying the beautiful weather, this alfresco space is an inviting extension of the indoors. This eco-friendly home comes equipped with a state-of-the-art 6.6kw solar system and a battery, ensuring significant savings on your energy expenses. Enjoy sustainable living while keeping your costs down.

The highlight of this property is its expansive rear back garden, providing plenty of room for gardening, recreation, and outdoor activities. With side access, you have the freedom to utilize the space however you desire, whether it's creating a lush oasis or setting up a play area for the family.

Don't miss this opportunity to experience coastal living at its finest in this impeccably designed residence. Schedule a viewing today and make this gem your new home!

PLEASE NOTE THIS PROPERTY IS UNFURNISHED.

## Features

**Four Bedrooms with Ensuite Bathrooms:** Each spacious bedroom is equipped with its own ensuite bathroom, providing convenience and privacy for every member of the household.

**Two Living Zones:** Enjoy the flexibility of two distinct living areas, offering ample space for relaxation and entertainment to suit

your lifestyle needs.

**Solar-Powered Savings:** Say goodbye to hefty power bills! This eco-friendly home comes equipped with a state-of-the-art 6.6kw solar system and a battery, ensuring significant savings on your energy expenses. Enjoy sustainable living while keeping your costs down.

**Extra Parking:** Tired of searching for parking space? You'll appreciate the convenience of an additional car park right in front of the house. Whether you have guests over or own multiple vehicles, parking will never be a hassle again.

**Outdoor Alfresco Area:** Embrace the Queensland outdoor lifestyle with a generous alfresco area, perfect for gatherings, barbecues, and enjoying the beautiful weather year-round.

**Large Rear Back Garden:** The expansive backyard, complete with side access, provides plenty of space for gardening, recreation, and outdoor activities, making it ideal for families and outdoor enthusiasts alike.

#### 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.

Suitable for OUTDOOR pets only

AVAILABLE DATE: 02/06/2025

PREFERRED LEASE TERM: 12 Months

Tenants maintain gardens and grounds

Tenants connect and pay power direct

This property is water compliant tenants will be charged for all water consumption

Tenants are to connect the account in their own name and will receive the benefits from the solar credits.

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*

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