

LEASED

## 2 Reflection Crescent, Birtinya



### Luxury Waterfront Living!

\*\*Rent will be increased to \$1,200 from 01/09/2025\*\*

Set in a premium Birtinya Island location right on the water's edge, this executive-style family home delivers panoramic 180° lake views, refined interiors, and a seamless blend of luxury and low-maintenance living. Offering space, style, and sustainability, this unique property is perfect for professionals, families, and entertainers alike.

With four generous bedrooms, three designer bathrooms, and multiple living zones across two levels, there's room for everyone to spread out and enjoy. High ceilings, polished concrete floors, and abundant natural light add to the home's sophisticated charm, while ducted air conditioning and double-glazed windows ensure year-round comfort.

The heart of the home is a stunning oversized kitchen featuring

4 3 2

522m2

**Price** \$1100 per Week

**Property Type** Rental

**Property ID** 3022

**Land Area** 522 m2

#### 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

premium appliances and expansive bench space - ideal for hosting and everyday family life. Step outside and relax or entertain on the deck overlooking your sparkling in-ground pool and manicured garden.

Upstairs, the master suite offers a peaceful retreat with a stylish ensuite, while the additional bedrooms include built-in robes, roller blinds, and ducted air throughout.

Just a short walk to the University Hospital and moments to the beach, this property combines convenience, elegance, and a laid-back coastal lifestyle.

#### Property Features:

- 4 Spacious Bedrooms with built-in robes
- 3 Modern Bathrooms including ensuite to master
- Designer Kitchen with high-end appliances
- Multiple Living Areas for versatile family living
- Sparkling In-Ground Pool and outdoor entertaining deck
- Pet Friendly and low-maintenance yard
- Remote Double Garage with internal access
- Polished Concrete Floors, high ceilings
- Energy Efficient with solar panels, solar hot water, grey water system
- Comfort Features: Ducted heating & cooling, ceiling/wall insulation, double-glazed windows
- Sustainable Water Features: Water tank, water-efficient appliances & fixtures

#### 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.

Pets will be considered on application

AVAILABLE DATE: 01/07/2025

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

Tenants connect solar direct and receive the benefits from the solar credits

Monthly pool service paid by owner - Tenants maintain pool between services

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.*