

LEASED

12 Forest Hill Drive, Maroochy River



Serenity at your fingertips!

****THE RENT FOR THIS LEASE WILL BE INCREASED DURING THE FIXED TERM LEASE, TO \$700PW AS OF 6/11/25****

PLEASE NOTE THIS PROPERTY WILL NOT ACCEPT SIGHT UNSEEN WAIVERS - NO APPLICATIONS WILL BE APPROVED UNTIL AFTER YOU HAVE VIEWED THE PROPERTY

Nestled on a stunning 1¼-acre parcel of land, this charming 3-bedroom brick home offers the ultimate in privacy, space, and lifestyle. Perfectly positioned on a gentle slope overlooking a picturesque dam, this home delivers a serene rural feel while still being within easy reach of town conveniences.

Enjoy the peaceful surroundings, birdlife, and breezes from this elevated position in one of Maroochy River's most sought-after pockets.

 3  1  2  5,121 m²

Price \$620 per Week

Property Type Rental

Property ID 3048

Land Area 5,121 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

7 mins to Yandina shops and cafés

15 mins to Coolum Beach

25 mins to Maroochydore CBD

School catchments: Yandina State School & Nambour State College

Features we love -

- Spacious 3-bedroom brick home with high ceilings and great natural light
- Air-conditioned living area with excellent separation between bedrooms
- Well-equipped kitchen with gas cooking and generous prep space - perfect for home chefs
- Wrap-around veranda with bar area - ideal for entertaining or relaxing with a view
- Large, private block (1¼ acres) with beautiful established gardens and a pretty dam

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 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: 07/08/2025

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

This property is water compliant.

This property is on tank water this is purchased at the tenant's expense as required

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.