

LEASED



305/34 Fourth Avenue, Maroochydore



## Stunning Maroochydore Dream!

We are proud to take this family home size unit to the rental market.

Comprising of three generously sized bedrooms, two bathrooms and two allocated car parks, did we also mention the separate Study?! This gorgeous slice of Paradise could be yours.

The master bedroom has a commodious walk in robe and modern ensuite attached.

The other two bedrooms have their own built in robes, ceiling fans and contemporary bathroom, located at the opposite side of the Unit, giving the 'Kids' their very own wing of the apartment.

The Kitchen will be sure to impress guests with stone bench tops, a dishwasher, electric cook top and ample storage, located overlooking your expansive open plan living/dining room -

 3  2  2  

134m<sup>2</sup>

**Price** \$850 per Week

**Property Type** Rental

**Property ID** 3253

**Land Area** 134 m<sup>2</sup>

### Agent Details

Tahlia Morgan - 0408 775 293

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

giving you the perfect space to host and entertain all in the one open space.

Other features this distinguished home has to offer is an inground pool and unparalleled views.

The location could not get more convenient with being walking distance to cafes, shops, restaurants, and some of the best beaches the Sunshine Coast has to offer.

Properties like Fourth Ave rarely come onto the market & never stay long when they do - Don't delay - Book an inspection for your piece of paradise today!

Features the Code Crew love:

- Three generously sized bedrooms
- Independent study located at the entrance of the Unit
- Walk to everything the Sunshine Coast has to offer
- Small, private & quiet complex
- Walk in robe and ensuite off the king sized master bedroom
- Spacious open plan kitchen and lounge/dining area
- Separate laundry
- Ample storage
- Air-conditioning in the master and main living
- Colonial shutters and blackout curtains
- 2 secure basement car parks with storage
- Lifts
- Minimum wait time with 2 elevators servicing 4 floors (Located on the Third floor)
- Beautiful gardens with communal kitchen herbs
- 22m lap pool and undercover BBQ
- Communal storage room
- Secure visitor car parking

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.

AVAILABLE DATE: 18/3/26

PREFERRED LEASE TERM: 12 Months

Lawns and gardens maintained by Body Corporate

Tenants pay 100% of power

Pool is maintained by Body Corporate

There are no water charges for this property

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.*