

44/19 Shine Court, Birtinya







Stylish Living in a Sought-After Location

2 2 1 83m2

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

RENT WILL BE INCREASED TO $800 PER WEEK ON 16TH JANUARY 2027

This impressive modern two bedroom unit is positioned in one of the most convenient pockets of the Sunshine Coast. Offering low maintenance living with spectacular views of Kawana Lake, this home blends comfort with lifestyle appeal.

The entry opens directly into a bright and functional kitchen fitted with an electric cooktop, dishwasher and generous storage and bench space. The open plan dining and living zone flows

Price	$700 per Week
Property Type	Rental
Property ID	3426
Land Area	83 m2

Agent Details

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effortlessly to the large outdoor terrace, complete with a built in kitchenette and uninterrupted water views. It is the perfect space for relaxed mornings or entertaining with friends.

Continuing from the kitchen you have a comfortable dining and living space that flows out to the large outside living space that already has a built-in kitchenette and expansive waterfront views. The two bedrooms in the unit both have generous walk-in wardrobes and the master bedroom also has an ensuite attached and the guest bedroom having a built-in study nook.

The position of this unit is uncompromised within walking distance to Sunshine Coast University Hospital and extremely close to shops, cafes, restaurants, beaches, and access to the Bruce Highway heading north of south bound.

Additional features include ducted air conditioning, ceiling fans throughout, a Crimsafe entry door, and one secure undercover carpark with a storage cage. The complex also offers a lift with intercom access, an inground pool, a BBQ area and the convenience of an onsite manager.

This property delivers the perfect blend of lifestyle, location and low maintenance living.

Features we love;
• Two bedrooms with built in wardrobes and both with Study Nooks
• Main bedroom with ensuite
• Kitchen with ample storage and dishwasher
• Outdoor living with kitchenette
• Laundry nook with space for washing machine
• Ducted air conditioner throughout
• Located close to shops, restaurants & Sunshine Coast University Hospital
• Communal pool and BBQ area

Dishwasher and Clothes dryer are also included

School zones:
Kawana Waters State College

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 rentals@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

PREFERRED LEASE TERM: 12 Months

Body Corporate maintains gardens and grounds
Tenants connect and pay power direct

Pool maintained by Body Corporate
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.

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