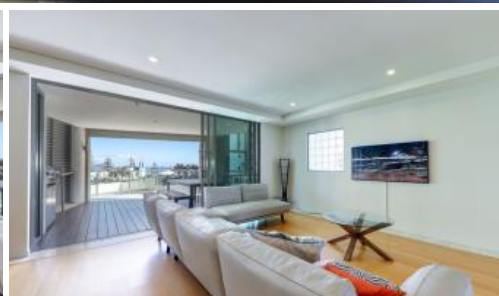


LEASED

5/39-45 First Avenue, Mooloolaba



ABSOLUTE QUALITY WITH A FIRST CLASS LOCATION FULLY FURNISHED!

If you are looking for luxury, location and top-class living then stop looking, this is an outstanding opportunity and is all within walking distance to one of the best beaches on the Coast.

"First Avenue" is an excellent address and is extremely well looked after by both the landlord and the Body Corporate. Available for a 12-month lease.

The property on offer has 3 bedrooms plus a large study or 4th bedroom, a beautiful well-appointed kitchen with stone and stainless steel benchtops and top-class European appliances, large open plan living and dining areas which all look out over the pristine ocean, Mount Coolum and Old Woman Island.

The facilities on offer are also outstanding, with a large heated lap pool and well-equipped home gymnasium. This property

 3  2  2

Price	840
Property Type	Rental
Property ID	8

Agent Details

Code Property Group - 07
5438 3444

Office Details

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

code
PROPERTY GROUP

also comes with its own underground secure parking for two cars and a large lockable cage for that extra required storage.

What we LOVE:

- 3 bedrooms plus study or 4th bedroom
- 2 bathrooms
- 2 secure parking spaces, under complex with remote access
- 2 minutes to the patrolled Mooloolaba & Alexandra Headland beaches
- Walk to the cafes of Mooloolaba
- Immaculately presented property
- Air-conditioned
- Ocean views
- Lift access

****PETS****

Pets may be considered upon application, pending owners & body corporate approval.

Body Corporate approval requires proof that the pet is desexed and has all vaccination records!

****Private inspections available upon request****

****Tenants pay 100% power****

****12 month lease, preferred****

****Pool is maintained by Body Corporation****

****Lawns and gardens maintained by Body Corporation****

****Property is water compliant, tenants will be charged for all water consumption****

****Booking an open home is essential, please log onto our website to register your details****

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.