

**16 Waterway Drive, Birtinya, Qld 4575**

**House For Rent**

Friday, 19 April 2024

16 Waterway Drive, Birtinya, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Eliza Gregory  
0437085148

## \$950 per week

Located on a prime north-east facing corner block in a dress circle waterfront street, is this single level family home, offering effortless living inside and out, in a premium lifestyle precinct just five minutes to the beach. Light-filled throughout with a floorplan facilitating good separation; the home is complete with four bedrooms, two bathrooms, two separate living areas, central kitchen, alfresco patio, lap pool, and double lock up garage. There is virtually zero yard work required, more time to kick back poolside and relax. Air-conditioning, ceiling fans, stone benches in kitchen, stainless steel appliances, glass splashback, separate bath and shower in main bathroom, security screens, solar power, and rainwater tanks; are some of the features that enhance comfort and appeal. This is just such an easy home to live in! The expansive living and dining flows out to pool and patio, a seamless indoor/outdoor flow which maximises light and space, all your casual celebrations will be held in this space, and the kids can swim in the pool or watch movies in the media room, whilst the adults enjoy laughter, good food, and a few drinks. Located in a family-friendly neighbourhood with fabulous parks and playgrounds within walking distance, and just a short drive to the beach - this is a wonderful place to live and invest. Stroll across the road to kilometres of waterfront pathways for walking or cycling around Birtinya, creating great connectivity. Pack the kayaks and paddle boards also - this is a popular place for water activities. Within close proximity to the University Hospitals and health hub, Stockland shopping centre, and sporting facilities; major amenities such as schools, university, Kawana Shopping world, cinemas, turf club, golf courses, and airport, are within a 5-30 minute radius. Everything you could want, or need is easy to access - the Sunshine Coast has come of age and Birtinya is right in the heart of everything! Lifestyle, location, and low maintenance (the holy trinity); this home embodies it all.

**Property Features**  
Code Loves:- 4 Bedrooms with built-in robes- 2 Bathroom- Double lock up garage- Alfresco area- In-ground pool- Minimal yard and gardens to maintain- Air-conditioning with ceiling fans throughout as well- Solar panels fitted \*\*please refer to special clause below\*\* - Close to parks, shops, beach, public transport, waterfront- School Catchment Area: Kawana Waters State College (Primary & Secondary)

**HOW TO INSPECT THIS HOME**  
1. Click Book Inspection  
2. Follow the prompts  
If there are no inspections available or the available inspection time slots are not suitable, please enquire below as more inspection times may be available in the coming week.

**Code Property Group** accept applications prior to you inspecting the property.

**HOW TO APPLY FOR THIS HOME:**  
1. Please head to the CODE Property Group website  
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, do not stress there is one on its way!

**PLEASE NOTE**, if you are applying for the property sight unseen, please read the terms and conditions in your tenancy application.

Available date: 30.05.2024  
Preferred lease term: 12 - 24 Months

\*\*Tenants pay 100% of power\*\*\*\*  
Tenants to maintain gardens and grounds\*\*\*\*  
Property is water compliant tenants will be charged for all water consumption\*\*\*\*  
Tenants must maintain the pool and complete services\*\*  
Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying\*\*\*\*  
Solar to remain in the owners name - tenants DO NOT benefit from the solar credits. Tenants will be invoiced for 100% of the power by Code Property\*\*

**Inspections**  
Booking an open home is essential, please view our website at [www.codepg.com.au](http://www.codepg.com.au) - Click on Rentals - Click on the property you would like to view and 'Book Inspections'. Please ensure you register your details

**OR** Private inspections available upon request

**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.