

# 22B Balance Place, Birtinya, Qld 4575

## House For Rent

Friday, 17 May 2024

22B Balance Place, Birtinya, Qld 4575

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Sunshine Coast Property Rentals  
0754937069

## **\$300 Per Week**

PLEASE NOTE: This is renting a room within a share house accommodation.- Tenant to supply own bed and linen  
Exciting opportunity to rent the downstairs air conditioned bedroom complete with your own ensuite, and best of all within a very short 3\* minute bike ride / 6\* minute walk to the Sunshine Coast Hospital. If you work at the hospital, living here offers you no more parking fees as you can now choose to either walk or ride your bike conveniently to work!.\* Electricity and Water is included within your rent.\* Share house accommodation\* Maximum 1 person on lease in ROOM B.Exclusive use areas include:- Air conditioned bedroom- Ensuite with shower and vanity- Separate toilet- Built in robe  
Common areas include:- Fully furnished common areas - Tenant to supply own bed and linen- Air conditioned downstairs tiled living and dining- Carpeted upstairs second living area- Kitchen with stone bench top and dishwasher- Outdoor undercover area- Extremely low maintenance backyard with Astro grass (fake grass no need to mow)- Laundry- Fully fenced property- Very low maintenance living  
Close and convenient to everything including:- 300m\* walk to Birtinya's waterfront walking paths- 3\* minute bike ride (6\* minute walk) to Sunshine Coast hospital and multiple cafes- 5\* minute bike ride to the new Birtinya Town Centre\* denotes approximate distance  
AVAILABLE 21/06/2024!SORRY NO PETS- Lawn & garden maintenance: Tenant liable for all costs to maintain.  
SUNSHINE COAST PROPERTY RENTALSSunshine Coast's largest & most experienced property management company  
Download an application form from our website:[www.sunshinecoastpropertyrentals.com](http://www.sunshinecoastpropertyrentals.com)  
Our office accepts applications from tenants without seeing through the property. If you are happy to apply, download our application forms at [www.sunshinecoastpropertyrentals.com](http://www.sunshinecoastpropertyrentals.com)