

**44 Malabar Street, Wynnum West, Qld 4178**

**Unit For Rent**

Thursday, 13 June 2024

**C O R E**  
PROPERTY ADVISORY

44 Malabar Street, Wynnum West, Qld 4178

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Taegan Anthony



Rene Crowley  
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## **\$395/wk inc. bills**

Brand new, fully furnished, designer 1-bedroom studio apartments within building of 5 available now. These studios are all ground floor with fully fenced courtyards. Brisbane City Council regulations allow single people ONLY to reside in these studios (i.e. no couples, no children). Close to all transport options, shops and local amenities, the apartments offer; -- Fully furnished lounge & bedroom with quality modern furniture- Air conditioning, ceiling fans and flyscreens for your comfort- Digital locks for keyless entry- Spacious bathroom- Queen-size bed (Studio 1 has a double bed)- Double built-in wardrobes- Fully equipped kitchenette with stainless steel appliances- Digital wide-screen TV- Large, fully fenced private courtyard with your dedicated washing lines- A small pet may be considered on application More in Common Area; -- Fully equipped, shared kitchen- Warm welcoming sitting area- Shared laundry with new appliances Available Rooms:- 1/44 Malabar St (front left room) - \$425pw\*- 2/44 Malabar St (front right room) - \$425pw\*- 3/44 Malabar St (back left room) - \$425pw\*- 4/44 Malabar St (middle back room) - \$395pw\*- 5/44 Malabar St (back right room) - \$425pw\*- 2 x off-street car-parks - \$10pw each\* Water usage + Electricity usage allowance of 500kwh per quarter included in rent - excess usage charges may apply for usage over this amount\* High speed NBN250 is in the process of being connected, an account has been set up pending connection by NBNCo. Once this is connected details will be supplied for access to high-speed internet included in the weekly rent. Bedroom linen and pillows not included - must supply own Photos indicative, layouts may vary PLEASE NOTE - this is not a General Tenancy. Approved applicants will be required to sign a Rooming Accommodation Agreement (Form R18) and adhere to House Rules which form part of the agreement. A copy of the House Rules will be provided to all potential tenants during the application process. OPEN HOME INSPECTIONS: IMPORTANT - You must REGISTER if you will be attending the advertised inspection, if you do not register, you will not be able to attend the inspection. There are limited spaces available.