

**5/264 Sumners Road, Riverhills, Qld 4074**



**House For Rent**

Tuesday, 14 May 2024

5/264 Sumners Road, Riverhills, Qld 4074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## \$650 per week

Nestled within a secure gated complex, this impeccably renovated townhouse boasts four bedrooms, 2.5 bathrooms, and the comfort of air conditioning. A picturesque retreat, the complex features a tennis court and a sparkling swimming pool, offering residents the luxury of leisure at their doorstep. Convenience is key, with Middle Park Primary School and a bus stop just a stroll away. Commuting to Brisbane CBD is a breeze, with a mere twenty-five-minute journey, alongside effortless access to major motorways including Centenary, Ipswich, and Logan. Discover the perfect blend of tranquillity and accessibility in this idyllic townhouse - your gateway to modern living awaits. Outstanding features on two levels of living include: - Four spacious bedrooms all with built-ins Master bedroom serviced by ensuite and featuring a Walk In Robe Main bathroom with bath and shower Open plan dining and lounge off the kitchen Air Conditioning Glass sliding doors open out to the rear private courtyard Single lockup garage with internal access Servicing the downstairs entertaining area is the powder room Laundry housed in garage This residence presents an exceptional opportunity for those seeking a high-quality home that promises a lifestyle tailored for the entire family to relish. Prepare to be impressed - this property is sure to exceed your expectations. Call Maddi Foster from RE/MAX Ignite and RE/MAX Profile Real Estate Pty Ltd today for your inspection so you don't miss out on this amazing property. \*\* Please note: 1. Bond is equivalent to six weeks rent and is payable upon signing the lease. 2. Two (2) weeks rent is payable upon signing the lease. 3. This property is water compliant. The approved applicant will be responsible for paying all water consumption charges. 4. The approved tenants are responsible for maintaining the yard, gardens and weeding the grounds of the property. 5. Internet / NBN - Tenants are required to do their own investigations with their service provider and or <https://www.nbnco.com.au/connect-home-or-business/check-your-address>. 6. RE/MAX Ignite and RE/MAX Profile Real Estate will arrange for Direct Connect (if applicable) to contact the successful applicant of this property to arrange for connection of services for the property. Eg. Electricity / gas / internet. If you do not wish to be contacted by Direct Connect, please advise them when they contact you. This is a free service, and you will not be charged in any way for utilising Direct Connect's services. 7. We prefer / recommend that at least one applicant or trusted representative undertakes a physical inspection of the property to check if the property and/or its inclusions suit your requirements including, but not limited to the fridge space, washing machine space, bedroom sizes, windows, security, fencing. This is for your protection as per the below disclaimer. 8. One payment of rent to be paid by the tenants per week - no separate payments to be made. If this cannot occur, then all tenants would need to sign a site unseen clause which would then form part of the lease. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, RE/MAX Ignite and RE/MAX Profile Real Estate will not be held liable for any errors or omissions in the above as all care is taken to ensure all information is correct at the time of marketing. All interested parties should rely solely upon their own physical inspection of the property in order to determine whether or not this information is accurate. RE/MAX Ignite and RE/MAX Ignite has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective tenants should make their own enquiries to verify the information contained in this advertisement.