

**6 Tea Tree Crescent, Sinnamon Park, Qld 4073**



**House For Rent**

Friday, 12 April 2024

6 Tea Tree Crescent, Sinnamon Park, Qld 4073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jess Eyles

0460650932

## \$750 per week

Positioned on a fully usable 751m<sup>2</sup> parcel, the opportunity for you to live in popular Sinnamon Park is at your fingertips. This beautiful property has just been freshly painted throughout and also new carpet fitted and ready for a new tenant today. Home features are: Four bedrooms all with built in wardrobes Master bedroom serviced by ensuite Main bathroom with shower and separate bath Ducted air conditioning Separate lounge area Dining and family room Open plan kitchen with stainless steel appliances including dishwasher Ceiling fans Crimesafe Fenced yard Seperate Laundry Large grassed area for the kids to play Large covered outdoor entertaining area Double lock up remote garage Garden shed Property water efficient - full water usage to be paid by tenant This home is situated in the popular Centenary suburbs, which has so much to offer, yet is only 11km from the CBD of Brisbane. Picturesque with the Brisbane River and many parks, it's a great place to live. The Centenary Suburbs has many quality day care centers, primary schools and high schools to choose from. Enjoy the relaxing lifestyle of parks, playgrounds, bikeways, Golf clubs, sporting clubs, and our boat ramp park. Shopping and eating out is easy with many to choose from. There is a choice of public transport with the fantastic bus system or Darra Train station only minute's drive from the property. Call Jess Eyles from RE/MAX Ignite and RE/MAX Profile Real Estate on 0460 650 932 for your welcomed inspection. Please note 1. Bond is equivalent to four (4) weeks rent for properties where the weekly rent is \$700.00 and below. Any rental property with a weekly rent of \$701 and above, the bond is equivalent to six (6) weeks rent and is payable upon signing the lease. 2. Two (2) weeks rent is payable upon signing the lease to secure the property. 3. If the 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 of 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 Move Me In (if applicable) to contact the successful applicant of this property to arrange for connection of services for the property. E.g. Electricity / gas / internet. If you do not wish to be contacted by Move Me In, please advise them when they contact you. This is a free service, and you will not be charged in any way for utilising Move Me In connection 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 it's 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 is to be paid by the tenants per week - no separate payments are to be made. 9. Viewing of the property is preferred, if this cannot occur, then all tenants would need to sign a site unseen clause which would then form part of the lease. 10. All qualified applications will be presented to the landlord/s for consideration prior to acceptance 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 publication. 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. Kind Regards,