

# 1/4 Little Mountain Drive, Little Mountain, Qld 4551



## Duplex/Semi-detached For Rent

Sunday, 23 June 2024

1/4 Little Mountain Drive, Little Mountain, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Grace Elstak  
07 5436 6105

## \$570 Per Week

Located opposite natural bushland and beautiful waterways, this duplex home is situated in an established family-friendly community in Ivadale Lakes, Little Mountain. Perfectly positioned, it boasts close proximity to Meridan School, Bruce Highway, Kawana Hospital precinct and Parklands Shopping complex. The home has been designed over two levels, providing spacious living and privacy. On the ground level you will find the main living zone, with a well-designed kitchen featuring a 900mm stainless steel oven and gas cook-top, dishwasher and plenty of bench space to prepare your meals. Flowing on from the kitchen is the tiled lounge and dining area which is all in air conditioned comfort. There is also a separate powder room, handy for when you have guests. Once you make your way up the carpeted staircase, you will find a handy study nook with linen cupboard. The main bedroom is separated from the other two king sized rooms, and features air conditioning, mirrored wardrobes and private ensuite. The over-sized main bathroom services the other two bedrooms and boasts quality finishes throughout. Features we think you will love:- Air conditioning to main living room.- Ceiling fans to living area and all bedrooms- Fully turfed and landscaped with decorative garden beds to front garden- Ceiling fans throughout- Low maintenance backyard- Carpet- Parks nearby- Outdoor entertaining area- Built in robes- Local amenities

Breakdown of each room: Master Bedroom 1:- AirCon- Ceiling fan- Large window for plenty of natural light- Ensuite attached- Carpeted- Walk in robe Bedroom 2:- Ceiling fan- Carpeted- Built in robe- Large window for plenty of natural light Bedroom 3:- Ceiling fan- Carpeted- Built in robe- Large window for plenty of natural light Kitchen- Gas cooktop- Fridge not included- Dishwasher School Zones: Prep - Year 12: Meridan State College

If you have any questions about this property, please see FAQ's below: FAQ Can we have pets?- Yes, pets are considered on application. What is the preferred lease term?- 6 or 12 months. Can I have an application prior to viewing?- We require all prospective tenants to view the property before applying. This ensures that the property meets your expectations and allows us to answer any questions you may have. How do I apply for this property?- To apply for the property, simply schedule a viewing through Realestate.com. Once you've seen the property, our agent will provide you with the link to apply through 2apply. When is this property available?- Please refer to the advert above.

**FURTHER INFORMATION:** \*Tenants pay 100% of power\* Tenants to maintain gardens and grounds\* Tenants pay for gas supply and gas bottle hire\* Property is water compliant tenants will be charged for all water consumption\* Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying.

**TO REGISTER:** Please register to ensure that you receive notification of any updates or cancellations. Click 'Book Inspection' and follow the prompts to register your details for the open home you wish to attend.

**HOW TO APPLY FOR THIS HOME:** 1. Click request time to view property 2. Follow the prompts, If there is not a 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. 3. Once you have viewed the property our agent will send you a link to apply via 2Apply.

**PLEASE NOTE:** Legislation states that you must read the General Tenancy Agreement inclusive of any special terms prior to proceeding through our approval process. If applicable, you will receive this in due course, however please contact our office if you do need this at any stage.