

# 9 Poinciana Ave, Mooloolaba, Qld 4557



## House For Rent

Saturday, 29 June 2024

9 Poinciana Ave, Mooloolaba, Qld 4557

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



MARQUEE Property Management

## **\$1,300 per Week**

Positioned in a fantastic Mooloolaba location, this large dual living home offers a spacious well-designed layout with some modern style and luxury throughout. Featuring 5 good-sized bedrooms plus study, 3 bathrooms, multiple indoor and outdoor living options, a large fully fenced yard and sparkling pool. Situated in a quiet and peaceful street within Mooloolaba Central just a short walk to beaches, shops, schools, parks, public transport, and all the amazing cafes, restaurants and social scene venues along Mooloolaba Esplanade and Alex Beachfront. With its central location you're only a 10-15 minute drive to Sunshine Plaza, Sunshine Coast University Hospital, Sunshine Coast Airport, the University of the Sunshine Coast along with a selection of other pristine beaches up and down the Coast.

**Upper Level Features:**

- 3 good-sized bedrooms with built-in wardrobes
- Large main bedroom with ensuite and reverse cycle air-conditioning
- Stunning open-plan kitchen, living and dining area with raked ceilings, engineered timber flooring and air-conditioning
- Stylish kitchen includes 900mm free-standing gas cooktop and oven, dishwasher, and servery to entertaining area
- Covered balcony and alfresco entertaining area with glass balustrading, built in BBQ, and private elevated outlook
- Modern main bathroom with large linen cupboard, separate laundry

**Lower Level Features:**

- 2 spacious bedrooms plus study (or small 3rd bedroom)
- Large open-plan kitchen, living and dining area
- Spacious bathroom with bathtub
- Separate entrance off carport

**Additional Property Features:**

- Sparkling above-ground pool with raised poolside decking
- Large and private paved entertaining area with shade sail
- 3rd covered entertaining area beneath balcony
- Single garage, single carport plus plenty of additional off-street parking
- Beautifully established tropical gardens - regular garden maintenance included (lawns, edges and removing leaf litter is tenants' responsibility)
- Large and level block with huge yard
- Quiet street, private position, walk to beach
- Easy motorway access

**NB:** This property is WELS Rated water efficient and individually metered. Water usage costs are the responsibility of the tenant. To inspect or attend an advertised inspection time please enquire online (and say that you will be attending the inspection!) or call (07) 5444 6106 to register your attendance. Property Code: 149