

# 23 Violet Street, Caloundra West, Qld 4551



## Terrace For Rent

Saturday, 29 June 2024

23 Violet Street, Caloundra West, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Terrace**

## \$560 Per Week

Aura Property is proud to present 23 Violet Street, Caloundra West! As you enter downstairs, you're greeted by a spacious entryway that leads directly to the first bedroom on your right. This bedroom is well-appointed with a built-in robe, offering plenty of storage. Moving forward, you find a second bedroom on your left, also featuring a built-in robe. Adjacent to this bedroom is a well-designed bathroom, complete with modern fixtures. Continuing through the hallway, you come to the laundry area, equipped with all the necessary facilities for handling your household chores. At the end of the hallway, there is a third bedroom with its own built-in robe and direct access to the patio. This outdoor space is perfect for relaxation and enjoying some fresh air. Heading back towards the entry, you take the stairs to the upstairs level. At the top of the stairs, you enter into the open-plan living and dining area, which is spacious and filled with natural light. The kitchen is conveniently located off the dining area, featuring modern appliances and ample counter space for cooking. Adjacent to the kitchen, you find a pantry for additional storage, and nearby, a powder room for guests. The living area opens up to a balcony, creating a seamless indoor-outdoor living experience. This space is perfect for entertaining or enjoying quiet evenings at home. Also on the upstairs level is a third bedroom, offering a built-in robe and easy access to all the main living areas. This thoughtful layout ensures both comfort and functionality, making this home ideal for modern living. Please note: The rent will be increased to \$650 on 02/10/2024 due to new legislation. Features we think you will love: - Air conditioning to main living room. - Ceiling fans throughout - Low maintenance backyard - Carpet - Parks nearby - Outdoor entertaining area - Built in robes - Local amenities

**Breakdown of each room:**

**Master Bedroom 1:** - 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:** - Electric cooktop - Fridge not included - Dishwasher

**School Zones:** Prep - Year 6: Baringa State Primary School Year 7 - Year 11: Baringa State Secondary College Year 12: Meridan State School

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.