

**10/40-46 Memorial Avenue, Maroochydore, Qld
4558**



Unit For Rent

Sunday, 23 June 2024

10/40-46 Memorial Avenue, Maroochydore, Qld 4558

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Eliza Fisher
0406423411

\$510 per week

Sunshine Coast locals are familiar with the lifestyle Cotton Tree provides, but just in case you're new to the area, you should know that Cotton Tree is regarded as one of the most desirable niche pockets of properties available on the Sunshine Coast. It boasts a short walk to patrolled surf beaches, and the Maroochy River inlet allows even little ones to wade in the tranquil waters. Ample restaurants/cafés and all your shopping and health/leisure requirements are so close you may not even need a car. Located in the sought after Estuary Sands complex, this two bedroom apartment features two levels of living with the bedrooms located upstairs along with a two way bathroom, air-conditioning and balcony off the master bedroom. Downstairs offers an open plan kitchen, dining area, living room, private courtyard, separate powder room and laundry. The complex has dual street access, an on site pool, underground parking offering two tandem parks, one lock up, and one open space. Features-Two levels of living-Split system airconditioning -Open plan design-Underground lock-up parking-Onsite pool-Walking distance to the Beach, parks, restaurants and cafes* Tenants to pay for water usage TO APPLY: We accept applications via 2Apply. You will be sent an email straight after your inspection with a property-specific link that will allow you to apply via 2Apply.* Lease will be until the 7/2/2025 with the option to renew after that time PETS: - you must complete an application for your pet providing all the information required. NEW PET LEGISLATION: Current legislation requires tenants to get written permission in their tenancy agreement to have a pet in their rental property and stipulates they are also responsible for any damage to the property caused by their pets. The special terms can also stress that tenants have the property fumigated and the carpets cleaned when their tenancy is up. An Owner still has a right to decline a pet request even when this legislation comes into play however they must provide a reason. **As all properties can be different, please contact your internet provider to find out more information regarding internet access at this property. Please note, owners are not required to ensure there is an active line available so tenants may have to seek alternative internet arrangements where a connection is unavailable.