

**101/20 Egmont Street, Sherwood, Qld 4075**



**Unit For Rent**

Thursday, 11 July 2024

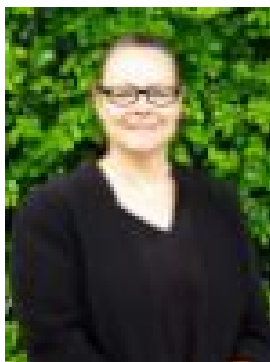
101/20 Egmont Street, Sherwood, Qld 4075

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Rebecca Bezuidenhout  
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**\$680 per week**

This gorgeous two-bedroom apartment is positioned within the sought-after 'Parklands at Sherwood' community. Perched amongst acres of greenery in a beautiful precinct, this contemporary residence is vacant and ready to go. Thoughtfully crafted to create a lifestyle of relaxation, the apartment unveils high ceilings and floor-to-ceiling glass to maximise light, breezes, and indoor/outdoor flow. The open plan living and dining area extends to the balcony and adjoins the modern stone top kitchen with stainless steel appliances and a gas cooktop. Overlooking the treetops, the balcony provides privacy and a scenic backdrop for hosting guests. Two bedrooms, two bathrooms and two study nooks finalise the layout, including a master with a private ensuite. Boasting excellent recreation facilities, Parklands at Sherwood features The Outlook Club with a 20m lap pool, gymnasium, BBQ pavilions and a multi-purpose entertainment room. Neighbouring stunning parkland, bike paths and a dog park, residents will love the peaceful position. Just 1km from Sherwood Central, residents can walk to buses, trains, Woolworths, cafes, shops, restaurants, schools, and childcare. Just 9 minutes to Indooroopilly Shopping Centre and 25 minutes to the CBD - your Parkside lifestyle awaits. Highlights include:- Gorgeous apartment in the Parklands at Sherwood community- Stylishly designed, vacant and ready to enjoy- Open plan living, modern kitchen and a beautiful balcony- Master bedroom featuring a dual vanity ensuite- Second bedroom opening to the balcony- Second bathroom and a separate laundry- Study nooks in the living area and master bedroom- Secure car park with storage cage- Intercom, fans, and air-conditioning- 20m lap pool, gym, BBQ pavilions and an entertainment room

**BOOKING TO ATTEND AN INSPECTION IS COMPULSORY** - Please register for inspections by clicking 'Book an inspection' and following the prompts to receive SMS or email notification of any updates. We look forward to seeing you at an inspection. \*\* Please note: 1. Bond is equivalent to four weeks rent and is payable upon signing the lease. 2. Two (2) weeks rent is payable upon signing the lease. 3. This 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 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 Direct Connect (if applicable) to contact the successful applicant of this property to arrange for connection of services for the property. Eg. Electricity / gas / internet. If you do not wish to be contacted by Direct Connect, please advise them when they contact you. This is a free service, and you will not be charged in any way for utilising Direct Connects 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 to be paid by the tenants per week - no separate payments to be made. If this cannot occur, then all tenants would need to sign a site unseen clause which would then form part of the lease. \*\*\* It is crucial for potential tenants or renters to register and confirm their attendance in advance. This process helps manage the schedule effectively and ensures efficient use of resources. Please note that if an inspection has no registered or confirmed attendees, it may be subject to cancellation. \*\*\*\* 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 marketing. 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.