

Leased

45 Tinnanbar Tce, Maroochydore



## EXECUTIVE STYLE LIVING IN CENTRAL MAROOCHYDORE

Welcome to a premium lifestyle opportunity in the heart of the exclusive Sunshine Cove precinct — where comfort meets convenience in perfect harmony. This high-quality property offers a seamless blend of modern design, spacious living, and thoughtful finishes, all set within a vibrant, sought-after community. Whether you're looking to unwind in style or stay connected to everything the Sunshine Coast has to offer, this residence delivers the ideal balance for contemporary living.

### Key Features:

- **Spacious Layout:** Two-storey contemporary home offering 4 large bedrooms, 3 modern bathrooms, and a double lock-up garage with internal access.
- **Premium Kitchen:** Chef style kitchen with Caesarstone benchtops, stainless steel appliances (including dishwasher) and a handy butler's pantry.
- **Comfort & Convenience:** Fully tiled, air conditioned living/dining flows to a covered front patio and low maintenance garden. Upstairs retreat features a second living area with built in storage.
- **Luxurious Master Suite:** Air conditioned with privacy screening overlooking the parkland, his-and-hers basins in ensuite, walk in robe; all bedrooms equipped with built in robes and ceiling fans
- **Guest/Office Possibility:** Lower level 4th bedroom with private ensuite ideal for guests, teens or as a home office

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<b>Price</b>	\$900 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	11502

### AGENT DETAILS

Joshua Giles - 07 5445 6500

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



- Prime Location: Nestled in the sought-after Sunshine Cove development. A short drive to Sunshine Plaza, Ocean Street dining precinct, quality schools, and within walking distance of the emerging Maroochydore CBD

Additional Highlights:

- Fully fenced, low-care landscaped yard
- Separate laundry and powder room
- Double remote-controlled garage

With picturesque lakes and pristine parklands, Sunshine Cove is fast becoming the place to live on the Sunshine Coast and is perfect for families, professionals, or those looking for a flexible space with quality finishes and a premium location!

To enquire about inspection times or for any more information, please submit an enquiry.

\*Property is WELS compliant - tenants to pay for water usage

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*