

LEASED



26 Central Ave, Nirimba



## A STANDOUT LOW MAINTENANCE HOME OFFERING PRACTICALITY & STYLE!

If you are seeking something a little bit fancy, welcome to your new home. This beautiful, double-story townhouse has been built with no attention to detail spared!

When you enter through the front doors, you are greeted with the living zones of the property with ample room for the lounge, dining, and access to the alfresco area that will be perfect for a morning coffee or an afternoon drink on a hot summer day.

The kitchen of this property is also something to brag about with a sleek design, a dishwasher, double sink, and ample space for a fridge (We recommend attending an inspection to measure this space up)

Other positives to the downstairs are its split system air conditioner, separate powder room, and access to the separate

 3  2  1  115 m<sup>2</sup>

**Price** \$500 per Week

**Property Type** Rental

**Property ID** 1975

**Land Area** 115 m<sup>2</sup>

### Agent Details

Eliza Gregory - 0437 085 148

Code Property Group - 07  
5438 3444

### Office Details

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9/15 Nicklin Way Minyama,  
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code

single lock-up garage with internal laundry.

The upper level features the main bathroom and bedrooms for the property. The bathroom has a vanity, shower, and a separate toilet which is a major plus! The master bedroom and ensuite is a generous size and is well equipped with built-in wardrobes and is serviced by a split system air-conditioner.

Bedrooms two and three both have built-in wardrobes and Ceiling fans.

From here local parks and playgrounds, including a dog park, are just a short stroll, and Baringa's amenities including schools, IGA, tavern, sporting facilities and more are just a five-minute drive; Caloundra CBD and stunning beaches are 12-15 minutes, Sunshine Coast University Hospitals (public and private) are 13 minutes, and Brisbane 70 minutes.

This property will not last long so book your inspection today!

Features we love;

- Dual living with bedrooms upstairs and living spaces downstairs
- Open plan living and dining space
- Downstairs Powder room
- Modern Kitchen
- Separate single lock up garage
- Split system air conditioners throughout
- Main bedroom and ensuite and built-in wardrobes
- Outside alfresco area
- Close to shops, cafes & restaurants

School zones:

Nirimba State Primary School

Baringa State Secondary College

Meridan State College

HOW TO INSPECT THIS HOME

1. Click Book Inspection
2. Follow the prompts

Due to covid safe practices, could you kindly register every member of your household that will be attending.

If there are no 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.

Code Property Group accept applications prior to you inspecting the property.

#### HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE Property Group website
2. Find the property of interest to you
3. Click the "APPLY NOW" button
4. Please fill in where indicated and follow the prompts

Please note anyone over the age of 18 that will be residing in the property, will be required to complete an application.

#### TO APPLY VIA VIRTUAL OPEN HOME:

1. Click and view the Video Tour above

If you cannot locate a video walk through, do not stress there is one on its way!

PLEASE NOTE, if you are applying for the property sight unseen, please read the terms and conditions in your tenancy application.

\*Small pets may be considered upon application - pending owner approval\*

Available date: 13/05/2022

Preferred lease term: 12 Months

**\*\*Tenants pay 100% of power\*\***

**\*\*Tenants to maintain gardens and grounds\*\***

**\*\*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\*\*

\*\*Private inspections available upon request\*\*

\*\*Booking an open home is essential, please view our website at [www.codepg.com.au](http://www.codepg.com.au) - Click on Rentals - Click on the property you would like to view and 'Book Inspections'. Please ensure you register your details\*\*

DISCLAIMER: The information regarding this property has been obtained directly from the owner, as such, Code Property Group does not guarantee or warrant the accuracy of such information. Interested parties should conduct independent research and due diligence to verify the accuracy of the information provided. Code Property Group takes no responsibility for any errors or omissions and cannot be held accountable for any loss or damages incurred by any party as a result of the information provided.

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