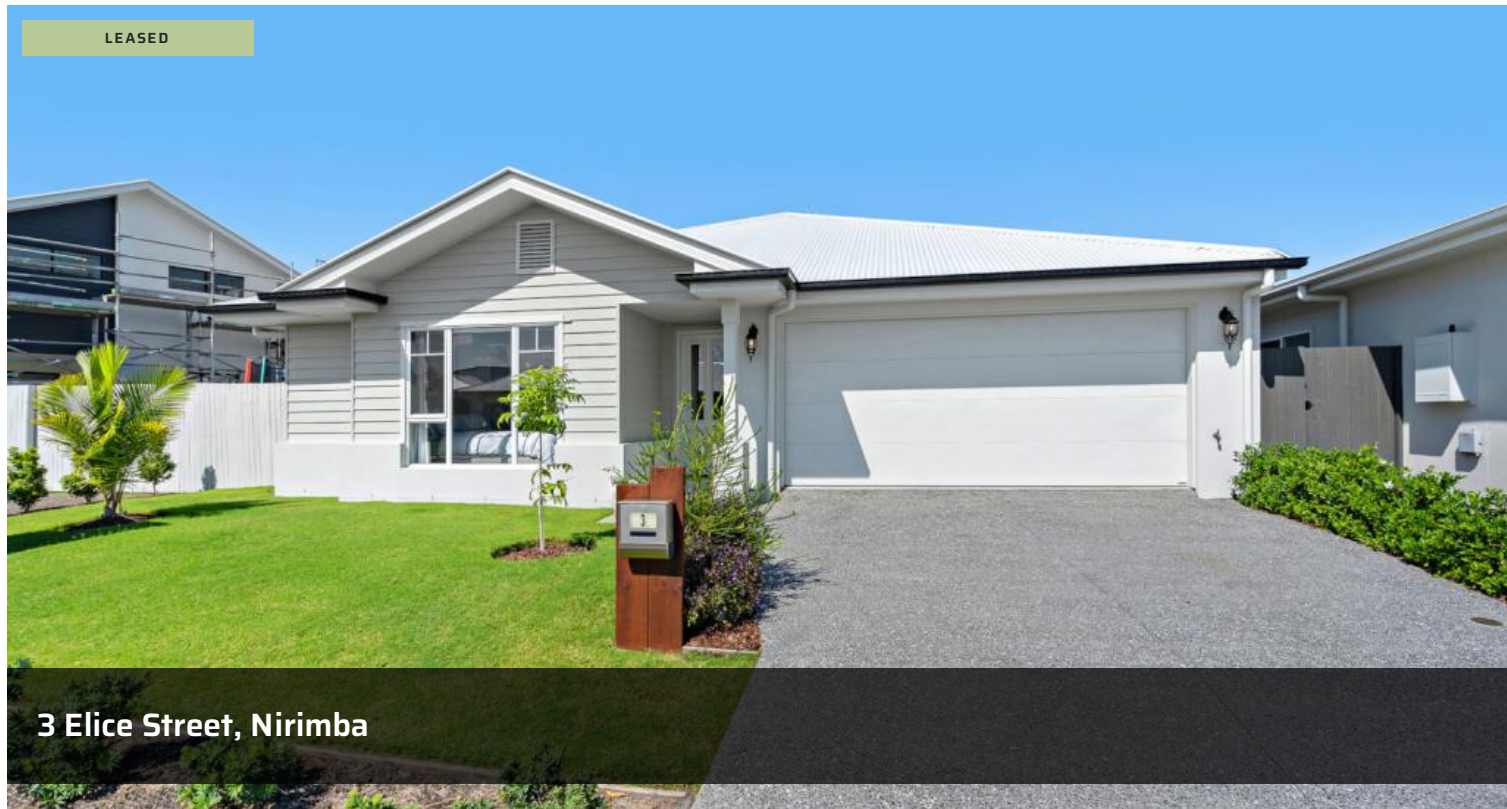


LEASED



3 Elice Street, Nirimba



## SPACIOUS AND STYLISH FAMILY LIVING IN PRIME LOCATION!

Looking for a spacious family home in a great location? Look no further than 3 Elice Street, Nirimba, Qld 4551! This beautiful property boasts four bedrooms, two bathrooms, and a two-car garage, all set on a generous 479m<sup>2</sup> block. Inside, you'll find tiled floors throughout the living areas, along with ducted air conditioning to keep you comfortable year-round. The home also features a solar system to help you save on energy bills. The chef of the family will love the walk-in butler's pantry, which provides ample storage and workspace. The home also includes a media room and a kids retreat, providing plenty of space for everyone to relax and enjoy. Outside, you'll appreciate the 5000L water tank and side access for a caravan or boat. The garage features an epoxy floor for added durability, while screens throughout the property help keep bugs at bay.

Features the code crew love:

 4  2  2  479 m<sup>2</sup>

**Price** \$700.00 per Week

**Property Type** Rental

**Property ID** 2320

**Land Area** 479 m<sup>2</sup>

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

# code

Four bedrooms  
Two bathrooms  
Two-car garage  
Land size: 479m<sup>2</sup>  
Tiled floors throughout the living areas  
Ducted air conditioning  
Solar system  
Walk-in butler's pantry  
Media room  
Kids retreat  
5000L water tank  
High ceilings  
Screens throughout  
Epoxy garage floor  
Side access for a caravan or boat

Location:

Aura is a large new residential development located in Caloundra South, which is a suburb of the Sunshine Coast region in Queensland, Australia. The development covers an area of approximately 24 square kilometres and is being built in stages over a period of several years. The development is designed to be a modern, sustainable, and family-friendly community, with a range of housing options, parklands, schools, shops, and other amenities. Aura is intended to be a self-contained community that provides everything residents need for a comfortable and convenient lifestyle

School Zones

Meridan State College

Baringa State Secondary 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.

This property is not suitable for pets due to insufficient open space

Available date: 7/06/2023

Preferred lease term: 12 Months

Tenants pay 100% of power

Tenants to maintain gardens and grounds

Tenants pay for gas supply only, bottles must remain in the owner's name

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  
Solar to remain in the owners name - tenants pay over and  
above the solar rebate invoiced by Code Property

### Inspections

**\*\*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.

*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.*