

LEASED



3 Snowy Crescent, Nirimba



BRAND NEW - MODERN & LUXURY AWAITS!

Welcome to your brand new, dream home at 3 Snowy Crescent, Nirimba. This modern and stylish residence offers a perfect blend of comfort and functionality, boasting a range of desirable features to cater to all your needs. With 4 generously sized bedrooms, this home provides ample space for the whole family. The master bedroom comes with an ensuite, ensuring your privacy and convenience. The other bedrooms are well-appointed and bathed in natural light, creating a warm and inviting ambiance. The two well-designed bathrooms provide both convenience and luxury. With modern fixtures and finishes, you can indulge in a relaxing bath or quick shower to unwind after a long day. The kitchen is a culinary enthusiast's delight, featuring a gas cooktop for precise cooking control. You'll love the sleek stone benchtops that not only add a touch of elegance but also provide plenty of workspace for meal preparations. The thoughtfully designed media room is a perfect space to enjoy your favourite movies, TV shows, or gaming sessions with

 4  2  2

Price \$700.00 per Week
Property Type Rental
Property ID 2400

Agent Details

Eliza Gregory - 0437 085 148

Office Details

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

code
PROPERTY GROUP

friends and family. It's a haven for entertainment and relaxation. Step into the spacious living areas, adorned with white roller blinds and high set ceilings that create an open and airy atmosphere. The ducted air conditioning system ensures year-round comfort, keeping you cool during the scorching summers and cozy during the chilly winters. Storage is never an issue here, as the property boasts additional storage options to keep your belongings organized and clutter-free. The convenience of a laundry located in the garage adds to the functionality of the home. Say goodbye to the hassle of lugging laundry up and down stairs. For outdoor enthusiasts, the undercover alfresco area provides a perfect spot to host gatherings and BBQ parties, regardless of the weather. Enjoy the fresh air and soak in the tranquillity of the surrounding environment. With a double-car garage, your vehicles will have a safe and secure shelter, providing direct access to your home for added convenience. Nestled in the serene neighbourhood of Nirimba, this property offers a peaceful retreat while being within close proximity to essential amenities, schools, parks, and public transportation.

Features the code crew love:

4 Bedrooms

2 Bathrooms

2 Car Spaces

Media Room

Gas Cooktop

Stone Benchtops Throughout

White Roller Blinds

Ducted Air Conditioning

Additional Storage

Laundry Located in the Garage

Undercover Alfresco Area

High Set Ceilings

The Location:

Abundance of Green Spaces: The community is known for its ample green spaces, parks, and recreational areas. It provides residents with opportunities to enjoy nature, play sports, have

picnics, or simply relax outdoors. Amenities and Facilities: Aura offers a wide range of amenities and facilities, such as schools, childcare center's, shopping center's, medical facilities, sports fields, and community center's. This makes it a self-sufficient and convenient place to live. Sense of Community: Master-planned communities like Aura often foster a strong sense of community. With various community events, gatherings, and shared spaces, residents have opportunities to build connections and friendships with their neighbours. Family-Friendly: Aura is designed to be family-friendly, with a focus on creating a safe and nurturing environment for families. There are playgrounds, schools, and other facilities catering to the needs of children and parents.

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 suitable for SMALL pets only

Available date: 15/08/2023

Preferred lease term: 12 Months

Tenants pay 100% of power

Tenants to maintain gardens and grounds

Tenants pay for gas supply and gas bottle hire

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

Inspections

Booking an open home is essential, please view our website at 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.