

LEASED



6 Annalise Circuit, Nirimba



MODERN ELEGANCE WITH A BUSH BACKDROP!!

Boasting modern elegance from first approach, 6 Annalise Circuit welcomes you to a life of easy-care, luxury living. The impressive street frontage boasts a sleek elegant facade with feature stacker-stone entry and black pebblecrete driveway. Perfectly positioned opposite Fig Tree Park, enjoy the many walkways and nearby play areas without the maintenance!

Wide hallways and high ceilings introduce you to a stunning open plan living space. The beautiful kitchen features stone bench-tops, kitchen island with in-built sink and modern appliances; all framed by stunning pendant lighting. The fantastic walk-in pantry boasts impressive storage options with plenty of room for appliances. Stylish and functional, the entertaining space is extended via three-panel glass stacker doors, fitted to both the dining and lounge. The dining space

 4  2  2  375 m²

Price \$760.00 per Week

Property Type Rental

Property ID 2483

Land Area 375 m²

Agent Details

Eliza Gregory - 0437 085 148

Office Details

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

opens onto the side of the property which has been tastefully finished with black concrete to create an effortless flow into the home. Wrapping around the property to the covered alfresco and spa, this is the perfect place to entertain! Doors are beautifully dressed with floor-to-ceiling blackout curtains while black plantation shutters are fitted to the windows. Welcome the natural light or close the space and create an intimate theatre ambiance. The second living boasts elegant deep green feature walls and a window opening with stone sill that connects to the main living.

This perfect family home is complete with four bedrooms. With a wall of louvers, dressed by floor-to-ceiling sheers and blackout curtains, this master bedroom is a tranquil retreat. The main bedroom also benefits from a walk-in-robe and ensuite with floor-to-ceiling tiles, black tapware, plantation shutters and shower niche. Privately positioned at the rear of the property are a further three generously sized bedrooms with feature walls, plantation shutters and built-in robes. Located by the bedrooms is a fantastic multi-purpose space with built-in study perfect for working from home. The main bathroom boasts floor-to-ceiling tiles, shower with niche and stunning black tapware. The bathtub is positioned beautifully under the window, dressed with black plantation shutters. This stunning property really does have it all!

Features the code crew love:

Open-plan kitchen, dining and family space

Modern kitchen with reconstituted stone benchtops

Walk in pantry with power

Three-panel stacker doors fitted to both the dining and lounge, dressed with floor-to-ceiling blackout curtains

Covered alfresco entertaining

Spa!

Black plantation shutters to windows in the main living space

Second living space with wall opening connecting to the main living space

Study or home office

Multi-purpose room

Four spacious bedrooms

Master bedroom with walk-in wardrobe and ensuite

Ensuite with floor-to-ceiling tiles, black tap-ware and black plantation shutters

Louvers to master bedroom dressed with floor to ceiling sheers and black out blinds

Further three bedrooms with feature walls, plantation shutters, and built-in robes

Main bathroom with separate WC, bathtub, shower with niche, floor-to-ceiling tiles, black tap-ware and black plantation shutters

Separate laundry with linen press and direct access to drying area

Zoned, ducted air conditioning

Double lock up garage

Large wooden front door with crimsafe security

Fully fenced yard

Located opposite Fig Tree Park!

School Zones

Nirimba State Primary School

Baringa State Secondary School

Meridan State College

HOW TO INSPECT THIS HOME

1. Click Book Inspection

2. Follow the prompts

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 PETS on application.

Available date: 10/11/2023

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****

****A monthly pool service is provided by the owner. (Tenants must maintain the pool between services)**

****Tenants are to connect the account in their own name and will receive the benefits from the solar credits****

****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

OR

Private inspections available upon request

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.