

LEASED



2/2 Kirsten Circuit, Nirimba



## EXECUTIVE DUPLEX!

This townhouse located in the established suburb of Aura "Nirimba" is the perfect balance of convenience and style.

Comprising of three bedrooms, two bathrooms and a secure two-car garage this amazing duplex is guaranteed to tick all your boxes!

From the first step into the bottom level of the unit you will be taken back by the open plan living and dining space that is serviced by a split system air conditioner and has the added extra of fly screens throughout making the property comfortable all year round!

Adjacent to these living spaces is the kitchen that features plenty of storage, bench space and brand-new Bosch appliances including a dish washer.

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**Price** \$640.00 per Week

**Property Type** Rental

**Property ID** 2812

### 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

There is also a downstairs powder room to service this area and an outside alfresco area that is perfect for a coffee in the morning or beer/wine in the afternoon.

The double lock up garage in the property is also a major plus and along with the internal laundry there is direct access to the outside clothesline. Continuing up the stairs of the property are the main bathroom and all the generously sized bedrooms.

The two secondary bedrooms are extremely well laid out with ceiling fans and built-in wardrobes.

The master bedroom in the property has everything you could possibly need! With a split system air conditioner, a walk-in wardrobe and ensuite.

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.

Features the Code crew loves:

Two bedrooms with ceiling fans and built-in wardrobes

Master bedroom with ensuite, walk in wardrobe and air conditioner

Kitchen with Bosch appliances

Open plan living space with split system air conditioner

Outside alfresco area Fly screens throughout Double lock up garage Internal laundry with direct access to the clothesline

Close to local schools, parks, shops, and beaches

HOW TO INSPECT THIS HOME

Click Book Inspection

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.

#### HOW TO APPLY FOR THIS HOME:

Please go to the Code Property Group website

Find the property of interest to you

Click the "APPLY NOW" button

Please fill in where indicated and follow the prompts

Please note:

Anyone over the age of 18 who will be residing in the property, will be required to complete an application.

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

If you are applying for the property sight unseen, please read the terms and conditions in your tenancy application

School Zones

Meridan State College

Baringa State Primary College

Pets will be considered on application

Available date: 17/10/2024

Preferred lease term: 12 months

Tenants connect and pay power direct

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

#### INSPECTIONS

Booking an open home is essential, visit the website

<https://www.codepg.com.au/for-rent> Click the property to view,

Click 'Book Inspections'. and register your details

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