

LEASED



97 Charlotte Avenue, Nirimba



## Charming 3bedroom home plus Media room in Nirimba

This modern and stylish home at 97 Charlotte Avenue, Nirimba, is a perfect blend of comfort and practicality. Offering three well-appointed bedrooms plus a versatile media room, this property caters to families or those seeking additional living space. The master bedroom is a standout feature with its walk-in wardrobe and private ensuite, complemented by air conditioning for year-round comfort. The two additional bedrooms share a modern bathroom, ensuring convenience for family or guests.

The air-conditioned living area flows seamlessly into the open-plan kitchen, equipped with sleek finishes, ample storage, and high-quality appliances, perfect for entertaining or everyday cooking. Ceiling fans throughout the home enhance comfort, while the alfresco dining area, complete with a ceiling fan, provides a tranquil space to enjoy outdoor meals or relax.

 3  2  1  250 m<sup>2</sup>

**Price** \$720.00 per Week

**Property Type** Rental

**Property ID** 2872

**Land Area** 250 m<sup>2</sup>

**Floor Area** 132 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



The fully fenced backyard offers privacy and a safe space for children or pets to play. With thoughtful inclusions such as the media room for entertainment, ample natural light, and a functional floor plan, this home is both practical and inviting.

Whether you're relaxing in the spacious living areas or enjoying the fresh air on the alfresco patio, this property has been designed for effortless living. Located in the heart of Nirimba, it's close to local amenities, making it an excellent choice for renters seeking both style and convenience.

#### 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.

This property is suitable for SMALL pets only

Available date: 23/12/2024

Lease Term: 6 Months

Tenants maintain gardens and grounds

Tenants connect and pay power direct

This 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 connected in the owners name - tenants DO NOT benefit from the solar credits. Tenants will be invoiced 100% of the power by Code Property Group

## 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

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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