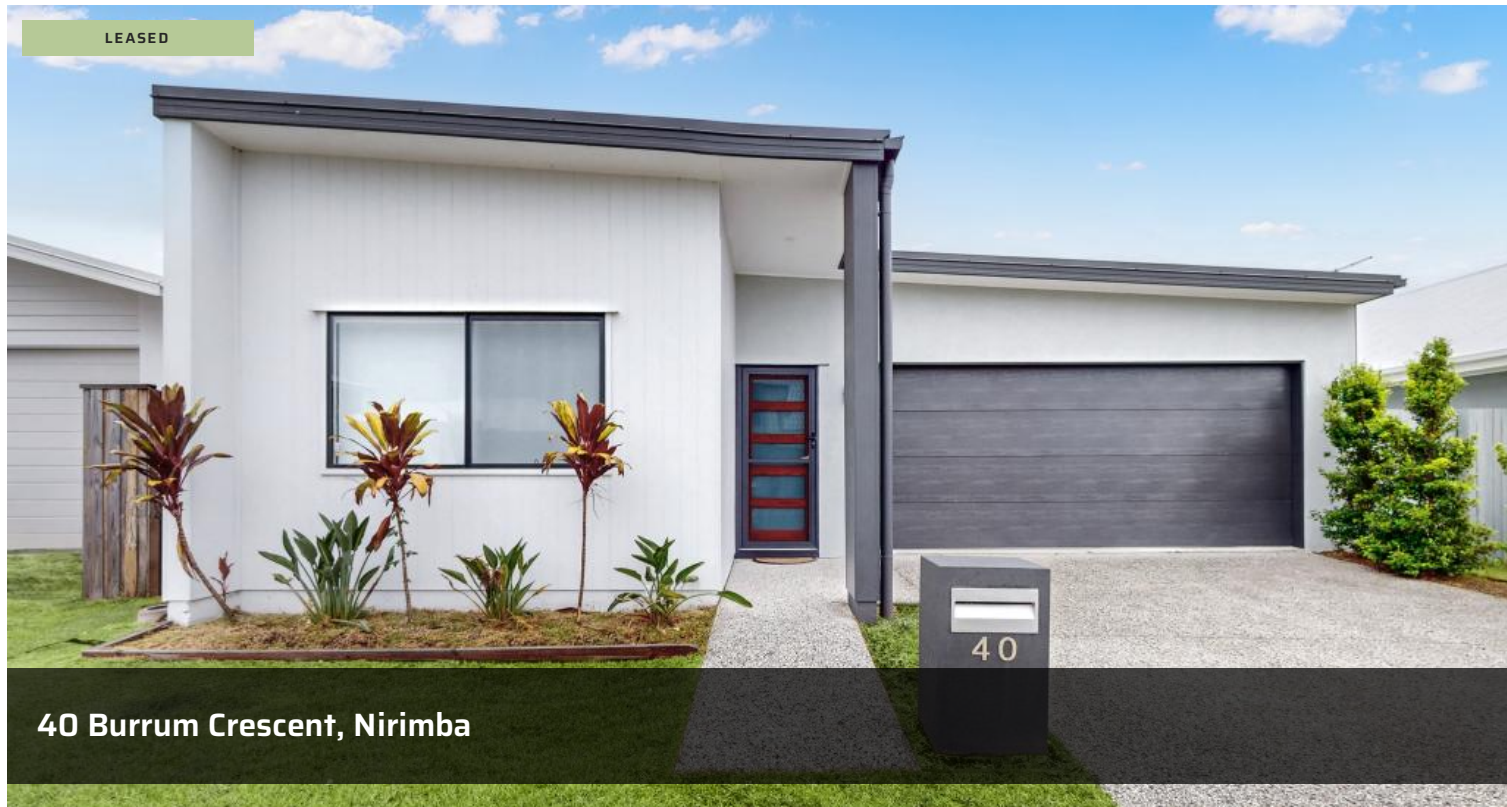


LEASED



40 Burrum Crescent, Nirimba



## Charming 3-Bedroom Home in Nirimba - Low Maintenance, Functional & Solar benefits!

Discover the perfect blend of comfort, convenience, and energy efficiency in this well-maintained, low-maintenance home in the heart of Nirimba. Ideal for families or professionals, this charming property offers modern features, a functional layout, and cost-saving solar power in a sought-after location.

### Property Features:

Three-bedroom home with built-in wardrobes, including a master suite with an ensuite

Modern bathrooms with sleek fixtures and contemporary design  
Open-plan living and dining area with seamless indoor-outdoor flow

Well-equipped kitchen with quality appliances, ample storage, and a breakfast bar

Covered outdoor patio and low-maintenance turf

Double lock-up garage

 3  2  2  326 m<sup>2</sup>

**Price** \$790 per Week

**Property Type** Rental

**Property ID** 2922

**Land Area** 326 m<sup>2</sup>

**Floor Area** 183 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**  
PROPERTY GROUP

Solar panels installed to significantly reduce electricity bills, offering a sustainable and eco-friendly lifestyle  
Designed for easy-care living with minimal upkeep required, this home not only provides comfort and style but also long-term energy savings and a smaller carbon footprint with its solar-powered efficiency.

#### Location Highlights:

Set in the vibrant and growing community of Nirimba, close to parks, schools, and local amenities

Easy access to the Bruce Highway for seamless commuting

A short drive to Sunshine Coast beaches, shopping centres, and dining options

This well-maintained home is ready for its next tenants.

#### HOW TO BOOK AN INSPECTION - OFFICIAL

If you are browsing this property on realestate.com, please scroll down to "INSPECTIONS" and click "REQUEST A TIME". A pop up will appear, select date and times from the drop-down boxes and fill out your details. Once completed, you will receive a confirmation email from us.

If you are not viewing this via realestate.com, please go to our agency website <http://www.codepg.com.au> and click "RENTALS", find the property you would like to view and click "BOOK INSPECTION" and fill out your details. Once completed you will receive a confirmation email from us.

If there are no inspections available or the time slots are not suitable, please email [leasing@codepg.com.au](mailto:leasing@codepg.com.au) with your preferred date and time.

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

#### HOW TO APPLY FOR THIS HOME:

1. Please click the link <http://www.codepg.com.au>
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, relax, there is one on its way.

Pets will be considered on application

Available date: 21/03/2025

Lease Term: 12 Month

Tenants connect and pay power direct

Tenants maintain gardens and grounds

Tenants pay for gas supply and gas bottle hire

Tenants connect solar direct and receive the benefits from the solar credits

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

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.*