

LEASED

20 Charlotte Avenue, Baringa



## NIRIMBA BLISS - EFFORTLESS LIVING!

APPLICATION PENDING

This pristine double storey home in popular Nirimba, one of south-east Queensland's fastest growing and most vibrant communities, offers the ultimate in elegant, effortless contemporary living where leisure time is maximised and household chores minimised! This gorgeous townhouse is fresh from the builders and is seeking it's very first resident!

Across two levels, the home comprises three bedrooms, two bathrooms, sleek stylish kitchen, open plan living and dining, private cosy BBQ outdoor entertaining area & a corner block!

This gorgeous is well designed letting in ample amount of natural light, other features include split system air-conditioning

 3  2  2

**Price** \$450 PER WEEK

**Property Type** Rental

**Property ID** 1568

### Agent Details

Code Property Group - 07 5438 3444

### Office Details

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

in living and master (To be installed), double built-ins in ALL bedrooms, ceiling fans throughout, stone benches in kitchen, stainless steel appliances, breakfast bar, Manhattan-black hued subway tiled splashback, security screens and roller blinds.

The perfect size for a single/couple or small family - this is designed to enhance the lifestyle of its occupants; from the downsizer looking to simplify their life and find something suitable to 'lock and leave', 'Easy care living' is pretty much on the agenda of many of today's occupants; and this property nails it!

Not only is the maintenance minimal, the convenience is exceptional...from here it is just a few minutes' bike ride to the local tavern, primary school, fabulous parks/playgrounds, cafes, Stockland Baringa Shopping Centre, and Supa IGA. Caloundra CBD & beaches are approximately a 14-minute drive and access to the M1 to Brisbane is quick and easy.

Presentation is NEW - not a finger to lift, other than to raise your glass and toast the good life. Cheers!

- Pristine double storey home
- Designed for effortless living
- 3 bedrooms, 2 bathrooms
- Sleek stylish kitchen will delight
- Private cosy alfresco BBQ deck
- Split system A/C x 2, ceiling fans
- Double built-ins in all bedrooms
- Double lockup garage
- Dishwasher
- Courtyards
- Fully Fenced
- Garden
- Outdoor Entertaining

School zones:

Baringa State Primary School

Baringa State Secondary College  
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 call the agent to request an inspection time.

Please note if a property has no inspections available this may be due to the property having an application pending.

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

Please follow the below instructions to apply for this home.

#### HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE PG website via this link -

<https://www.codepg.com.au/for-rent>

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

If the CODE CREW cannot conduct a video walk through yet, we have booked a future live video on our Facebook. Please click on the link below to "like" the page for the property's next viewing -

<https://www.facebook.com/codepg/>

If you cannot locate a video walk through, do not stress there is one on its way!

PLEASE NOTE, YOU WILL BE REQUIRED TO FILL IN A SIGHT

UNSEEN WAIVER FORM.

Available date: 18/12/2020

Preferred lease term: 12 months

PLEASE NOTE, NO PETS

**\*\*Tenants pay 100% of power\*\***

**\*\*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\*\***

**\*\*Private inspections available upon request\*\***

**\*\*Booking an open home is essential, please view our website at [www.codepg.com.au](http://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.*