

Leased



55 Adrian Circuit, Bells Creek



A HOME IN THE HEART OF IT ALL!

Situated in the thriving Aura development, which is quickly becoming one of the most popular residential areas on the idyllic Sunshine Coast.

This YOUNG home situated in the highly sought after suburb of Nirimba will be sure to tick all the boxes!

This fantastic 4 bedroom, 2 bathroom, 2 car garage home is positioned upon a 350m2 block, conveniently located within a short bike ride to the local Mummys café, day care centres and schools (including state of the art S.T.E.M school) and the family friendly Baringa tavern.

Upon arrival, your eye is drawn to beautiful ceilings, details contrasting elegantly with texturized neutral colour palette throughout.

The kitchen makes clever use of space with ample storage and features sophisticated fixtures, high end appliances and generously sized benchtops. Flowing seamlessly from the open plan kitchen,

 4  2  2  350 m2

Price \$590 per Week

Property Type Rental

Property ID 1758

Land Area 350 m2

AGENT DETAILS

Jamie Billerwell - 0488 383 001

Code Property Group - 07 5438 3444

OFFICE DETAILS

Code Property Group

9/15 Nicklin Way Minyama, QLD,
4575 Australia

07 5438 3444

living and dining room adjacent to your undercover patio overlooking your fully fenced lush backyard.



The master suite boasts a generous walk in robe and ensuite, thoughtfully tucked away from the other bedrooms for ultimate privacy.

Features the code crew love

- Located in a quiet street, close to parks and bike tracks
- Spacious living area with an abundance of natural light
- Air-con in the master bedroom and main living area
- Neutral interiors in palatable colours to stand the test of time
- Four generous bedrooms with ceiling fans and built in robes
- Low maintenance gardens, private backyard and 5000L water tank
- Dishwasher
- Pet Friendly
- Outdoor Entertaining
- 6.6kw solar system

Every thought and meticulous detail has gone into the design of this property, with style and functionality in mind.

School zones:

Baringa 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 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.

****Pets may be considered upon application - pending owner approval****

Available date: 13/10/2021

Preferred lease term: 12 Months

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

****Tenants to maintain gardens and grounds****

****Tenants pay for gas supply and gas bottle hire****

****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****

****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****

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.