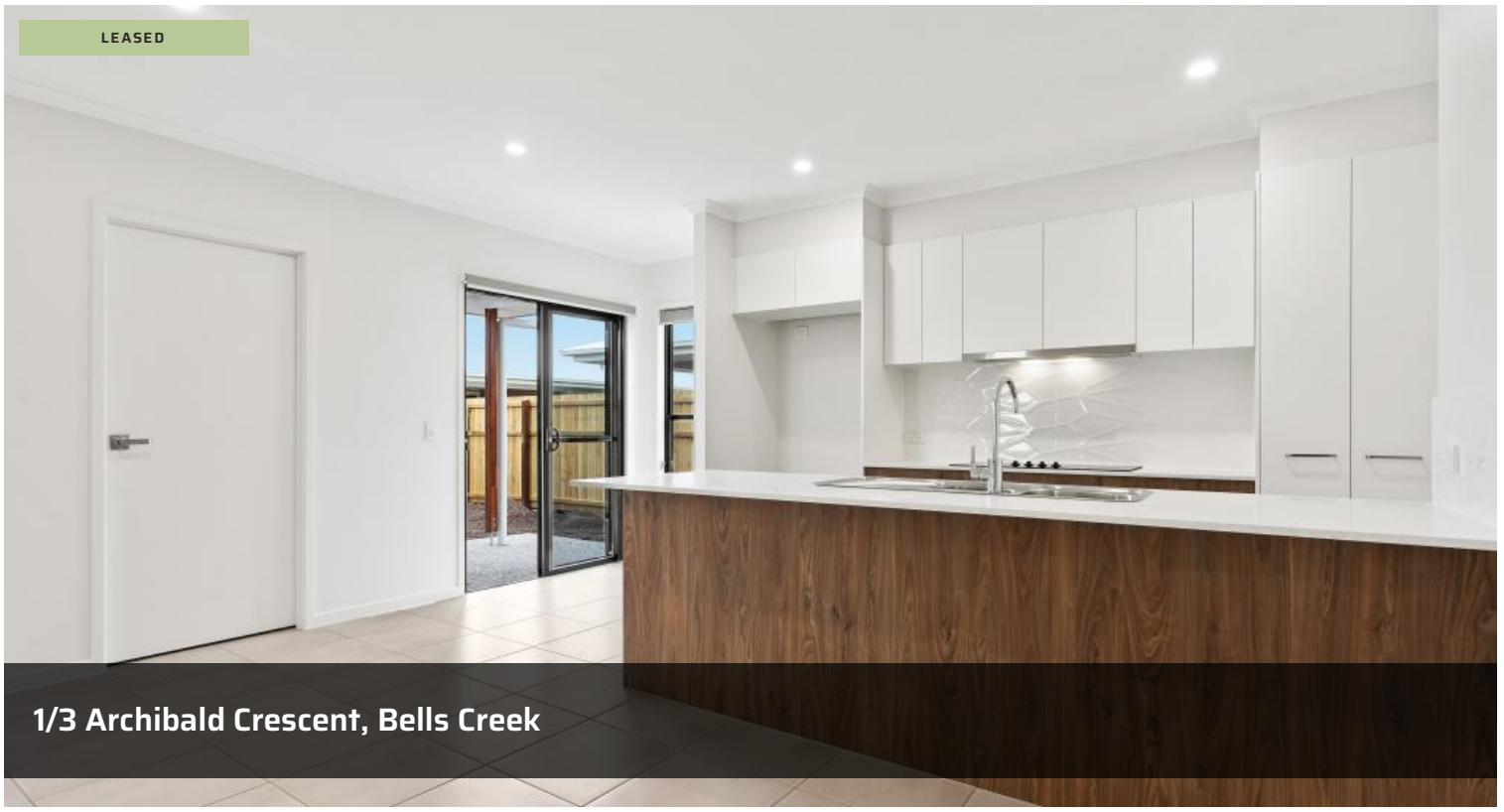
LEASED



# 1/3 Archibald Crescent, Bells Creek







## WATCH THE SEASONS PASS BY!

If you are seeking something a little bit fancy, welcome to your brand-new abode. This beautiful, double story duplex has been built with no attention to detail spared!

When you enter through the front doors, you are greeted with the living zones of the property with ample room for the lounge, dining furniture and access to the alfresco area that will be perfect for a morning coffee or an afternoon drink on a hot summer day.

The kitchen of this property is also something to brag about with ample storage, a glass cook top, double sink, and space for a double fridge with plumbing installed.

Other positives to the downstairs are its split system air conditioner, separate powder room and laundry that is connected to your double lock up garage.

The upper level features the main bathroom and bedrooms for

3 2 2

**Price** $570 per Week

**Property Type** Rental

**Property ID** 1842

### 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

the property. The bathroom has a vanity, shower and a separate toilet which is always major plus!

The master bedroom and ensuite is a generous size and is well equipped with built in wardrobes and is serviced by a split system air-conditioner.
Bedrooms two and three both have built in wardrobes and Ceiling fans.
Located in the heart of Nirimba, you are a quick bike ride to the local 'Mummy's cafe', Parks and walkways. The Baringa Tavern and IGA is a quick 5 minutes in the car, AURA really offers something for everyone.
This property will not last long so book your inspection today!

Please view the property for an accurate representation.

Features we love;
• Dual living with bedrooms upstairs and living spaces downstairs
• Open plan living and dining space
• Downstairs Powder room
• Modern Kitchen
• Double lock up garage
• Split system air conditioners throughout
• Main bedroom and ensuite and built-in wardrobes
• Outside alfresco area
• Close to shops, cafes & restaurants

School zones
Nirimba State Primary School
Baringa State Primary 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, If you are applying for the property sight unseen, please read the terms and conditions in your tenancy 2apply application form.

**Small pets may be considered upon application - pending owner approval**

Available date: 30/11/2021
Preferred lease term: 12 Months

**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**

**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.*