LEASED



94 Annalise Circuit, Nirimba







HELLO, HANDSOME!

3 2 2 185m2

Are you seeking a low maintenance, well designed abode to call your own, this is it!

With three bedrooms, two bathrooms, a downstairs powder room and a double lock up garage this property is designed to cater for a large array of different tenants!

Stepping into the property you enter right into the ground floor of the property with room for dining, living and a kitchen that is sure to impress the most experienced cooks.

Other features downstairs is the outside Astro turf area, powder room and a laundry nook located conveniently close to the outside clothesline. Something else to note is the downstairs is serviced by a split system air conditioner! This is also the ideal situation with all your living spaces being separate to your

Price	$575 per Week
Property Type	Rental
Property ID	1870
Land Area	185 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

bedrooms!

Continuing up the internal stairs in the property to the bedrooms the two guest bedrooms are both generous sizes with built in wardrobes and ceiling fans with close access to the main bathroom of the property.

The master bedroom in the property is also something to brag about with an air conditioner, walk-in wardrobe, and an ensuite – all the bells and whistles!
Located a quick bike ride to the local 'Mummys Café', a quick drive to the Stockland shopping center or Caloundra Beach - this truly is a cosmopolitan lifestyle!

Features we LOVE:
• Two bedrooms with built-in wardrobes and ceiling fans
• Master bedroom with split system air conditioner, walk-in wardrobe, and ensuite
• Downstairs powder room and laundry nook
• Double lock up carport
• Undercover outside patio
• Close to local schools, parks, shops and beaches
• The school catchment zone includes; Baringa State Primary College and Meridan State College

School zones:
Baringa State Primary College
Meridan State College
Nirimba State Primary School - opening January 2022
Baringa State Secondary College
Unity 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.
Pets may be considered upon application - pending owner approval

Available date: 20/12/2021
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

Private inspections available upon request
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.