

LEASED



4 Clare Street, Baringa



## IN YOUR ELEMENT!

Located in the tightly held elements estate in Aura, Code Property Group is extremely delighted to present this 4-bedroom, 2-bathroom & two garage family home to the market! This property ticks all the boxes so certainly will not last long, so book your inspection today to secure this amazing property!

When you enter the property, you will be greeted with the extremely comfortable living space with beautiful hardwood floors, ducted air conditioning throughout and a separate powder room - perfect for guests. Adjacent to this is the dining space that is conveniently located right next to the expansive kitchen.

This kitchen in this property will have your jaw dropped with its open plan including ample bench space, a gas cook top, space

 4  2  2  375m<sup>2</sup>

**Price** \$750.00 per Week

**Property Type** Rental

**Property ID** 2162

**Land Area** 375 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

for a double fridge & plenty of storage. There is no doubt this kitchen will be the heart and soul of your house!

Backing on to the downstairs you will also have access to the fully fenced backyard with an undercover alfresco area and a double gate side access too - perfect for the boat or caravan.

The upstairs of this property has also got a separate living space off the bedrooms and the modern bathroom with large bathtub.

The master suite for this property could be compared to its own private retreat.

The other bedrooms in the property also all have built in wardrobe, ceiling fans & of course access to the ducted air conditioning!

Other features that this immaculate property has is its double lock up garage, separate laundry downstairs and a garden shed!

Features we love:

Open plan living, dining & kitchen area

Kitchen with gas cook top

Downstairs powder room & laundry

Main bathroom with walk in wardrobe & ensuite

Other bedrooms with built in wardrobes & fans

Separate upstairs living space

Ducted air conditioning throughout

Large, fenced backyard with side access and alfresco area

Double lock up garage

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

Due to covid safe practices, could you kindly register every member of your household that will be attending.

If there are no inspections available or the available inspection time slots are not suitable, please enquire below as more inspection times may be available in the coming week.

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

### HOW TO APPLY FOR THIS HOME:

1. Please head to the CODE Property Group website
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, 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 application.

Pets may be considered upon application - pending owner approval

Available date: 23/12/2022

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

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.

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