

LEASED



52 Snowy Cres, Nirimba



## MODERN 4-BEDROOM RENTAL HOME WITH SPACIOUS YARD!

Welcome to your dream rental home! This stunning 4-bedroom, 2-bathroom haven is ready to offer you a lifestyle of comfort, convenience, and contemporary living. Located in a tranquil neighbourhood, this single-story gem boasts a sleek modern façade that immediately catches the eye. As you step inside, you'll be impressed by the spaciousness and thoughtful design of this home. The interior has been meticulously crafted to accommodate your every need. With a 2-car garage, you'll have plenty of space to park your vehicles securely, while additional internal storage ensures a clutter-free living environment. The well-lit living spaces feature elegant ceiling fans that provide a gentle breeze, keeping you comfortable all year round. Roller blinds in each room allow you to control natural light and privacy effortlessly. Both bathrooms are equipped with a bathtub, perfect for unwinding after a long day. The bedrooms come with mirrored wardrobes that not only add a touch of sophistication

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**Price** \$660.00 per Week

**Property Type** Rental

**Property ID** 2439

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

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

**code**  
PROPERTY GROUP

but also offer ample storage for your belongings. Experience ultimate comfort with air conditioning units in the master bedroom and main living area, ensuring the perfect temperature no matter the season. The modern kitchen is a chef's delight, featuring a gas cooktop for precise cooking, a dishwasher for effortless cleanup, and pendant lights that add a stylish touch to your culinary space. The stone benchtops provide a sleek and durable workspace, perfect for meal preparation. Entertain family and friends or simply relax outdoors in the undercover patio area, overlooking a generously sized backyard. The property also includes a water tank, promoting sustainability and reducing water bills. For those movie nights or family gatherings, the additional family room is an ideal space. Set up your home theatre or enjoy quality time with loved ones in this versatile area. Don't miss out on this fantastic rental opportunity that combines modern amenities with comfort and style. Contact us today to schedule a viewing and secure your place in this remarkable home with a generous backyard – perfect for outdoor activities and creating lasting memories. Your dream lifestyle awaits!

Features the code crew love!

- Modern 4-bedroom, 2-bathroom rental home
- Single-story design with a modern façade
- 2-car garage for secure parking
- Abundant internal storage space
- Ceiling fans for year-round comfort
- Roller blinds in all rooms for light control and privacy
- Bathtub in both bathrooms for relaxation
- Mirrored wardrobes in bedrooms for storage and style
- Air conditioning in master bedroom and main living area
- Well-equipped kitchen with gas cooktop and dishwasher
- Stylish pendant lights illuminate the kitchen
- Durable stone benchtops in the kitchen
- Spacious undercover outdoor patio area
- Large backyard, perfect for outdoor activities
- Water tank for sustainability and cost savings
- Additional family room, great for movies and gatherings

- Tranquil neighbourhood with a convenient location
- Contact us now to seize this opportunity for a modern and comfortable lifestyle! ???

#### School Zones

Meridan State College

Nirimba State Primary School

Baringa State Secondary 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 - pending owners approval

Available date: 29/08/2023

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

Inspections

**\*\*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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