LEASED



2/2 Kirsten Circuit, Nirimba







EXECUTIVE DUPLEX!

This near-new townhouse located in the newest suburb of Aura "Nirimba" is the perfect balance of convenience and style. Comprising of three bedrooms, two bathrooms and a secure two-car garage this amazing duplex is guaranteed to tick all your boxes!

From the first step into the bottom level of the unit you will be taken back by the open plan living and dining space that is serviced by a split system air conditioner and has the added extra of fly screens throughout making the property comfortable all year round!

Adjacent to these living spaces is the kitchen that features plenty of storage, bench space and brand-new Bosch appliances including a dish washer.
There is also a downstairs powder room to service this area and an outside alfresco area that is perfect for a coffee in the

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Price	$600.00 per Week
Property Type	Rental
Property ID	2482

Agent Details

Eliza Gregory - 0437 085 148

Office Details

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

code
PROPERTY GROUP

morning or beer/wine in the afternoon.

The double lock up garage in the property is also a major plus and along with the internal laundry there is direct access to the outside clothesline.
Continuing up the stairs of the property are the main bathroom and all the generously sized bedrooms. The two secondary bedrooms are extremely well laid out with ceiling fans and built-in wardrobes.

The master bedroom in the property has everything you could possibly need! With a split system air conditioner, a walk-in wardrobe and ensuite.

From here local parks and playgrounds, including a dog park, are just a short stroll, and Baringa's amenities including schools, IGA, tavern, sporting facilities and more are just a five-minute drive; Caloundra CBD and stunning beaches are 12-15 minutes, Sunshine Coast University Hospitals (public and private) are 13 minutes, and Brisbane 70 minutes.

Features the Code crew loves:
Two bedrooms with ceiling fans and built-in wardrobes
Master bedroom with ensuite, walk in wardrobe and air conditioner
Kitchen with Bosch appliances
Open plan living space with split system air conditioner
Outside alfresco area
Fly screens throughout
Double lock up garage
Internal laundry with direct access to the clothesline
Close to local schools, parks, shops, and beaches

School Zones
Meridan State College
Baringa State Primary 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.

This property is suitable for SMALL pets only

Available date: 06/11/2023
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

Inspections
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
OR
Private inspections available upon request

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.