

LEASED



1/6 Madeleine Street, Nirimba



## LUXURIOUS LIVING!

Nestled in the heart of the thriving community of Nirimba, this meticulously designed double-storey residence at 1/6 Madeline St stands as a testament to modern living. Boasting an array of features, this property offers both comfort and sophistication.

### Key Features:

**Bedrooms:** Three spacious bedrooms, each thoughtfully designed with large windows to invite natural light, ample closet space, and plush carpeting for comfort.

**Bathrooms:** Two beautifully appointed bathrooms, featuring contemporary fixtures, ample storage, and a sense of tranquillity.

**Garage:** Secure your vehicles in the double car garage, equipped with remote-controlled access for added convenience and peace of mind.

 3  2  2  162m<sup>2</sup>

**Price** \$670.00 per Week

**Property Type** Rental

**Property ID** 2555

**Land Area** 162 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

**Size:** Expansive living spaces across 162m<sup>2</sup>, ensuring room for relaxation, entertainment, and everyday activities.

**Kitchen:** The heart of the home boasts a modern kitchen with sleek stone benchtops, providing a stylish backdrop for culinary endeavours. A dishwasher adds practicality to this elegant space.

**Air Conditioning:** Enjoy a climate-controlled environment with air conditioning units strategically placed in the master bedroom and the main living area.

**Window Treatments:** Roller blinds adorn the windows, offering privacy, light control, and a touch of contemporary elegance.

**Presentation:** From the welcoming façade to the meticulously maintained interiors, this property is presented with the utmost attention to detail, making it a home to be proud of.

**Landscaping:** Surrounding the property is lush buffalo turf, creating a visually stunning and inviting outdoor space.

**Master Bedroom (Upstairs):**

Ascend to the upper level to discover the expansive master bedroom, offering a retreat-like atmosphere. This spacious sanctuary features large windows, allowing for abundant natural light and panoramic views.

**Local Amenities:**

**Schools:** Choose from a variety of nearby schools catering to all age groups.

**Parks:** Embrace the outdoors with nearby parks and recreational areas.

**Shopping:** Indulge in retail therapy at the nearby shopping centres or markets.

**Public Transport:** Convenient access to public transportation options for easy commuting.

**School Zones**

Meridan State College

Nirimba 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.

This property is suitable for SMALL OUTDOOR pets only

Available date: 8/02/2024

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](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**

OR

Private inspections available upon request

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