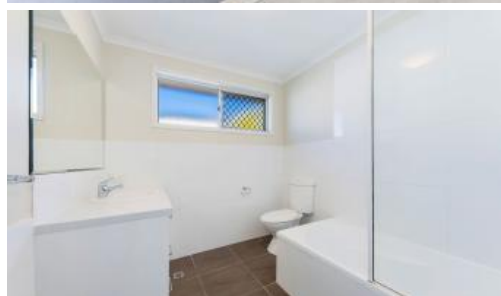


LEASED



161 Nicklin Way, Warana



## Family Home in Prime Warana Location!

Located in the sought-after Warana area, this fresh and modern home offers the perfect blend of style, space, and convenience. Ideal for families, this beautifully presented property is just minutes from local schools, shops, and all essential amenities.

### Property Features:

- 5 bedrooms, including master with built-in robe
- 2 stylish bathrooms with modern finishes
- Bright and contemporary kitchen with quality appliances
- Open-plan living and dining area
- Large sunroom off the kitchen – ideal for entertaining or relaxing
- Covered patio perfect for outdoor living
- Double car spaces for off-street parking
- Fully fenced backyard
- Garden shed

5 2 2 546 m2

**Price** \$690 per Week

**Property Type** Rental

**Property ID** 3012

**Land Area** 546 m2

### 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

Pets considered upon application

Please Note; Large shed can be made available for an additional cost as it does not currently form part of the tenancy - please request further information if you are interested in this option.

This home is designed for comfortable family living and offers plenty of space both inside and out. Don't miss your opportunity to secure a fantastic rental in a prime coastal location!

#### HOW TO BOOK AN INSPECTION

If you are browsing this property on realestate.com, please scroll down to "INSPECTIONS" and click "REQUEST A TIME". A pop up will appear, select date and times from the drop-down boxes and fill out your details. Once completed, you will receive a confirmation email from us. If you are not viewing this via realestate.com, please go to our agency website <http://www.codepg.com.au> and click "RENTALS", find the property you would like to view and click "BOOK INSPECTION" and fill out your details. Once completed you will receive a confirmation email from us. If there are no inspections available or the time slots are not suitable, please email [leasing@codepg.com.au](mailto:leasing@codepg.com.au) with your preferred date and time. Code Property Group accepts applications prior to you inspecting the property.

#### HOW TO APPLY FOR THIS HOME:

1. Please click the link <http://www.codepg.com.au>
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, relax, there is one on its way.

Pets will be considered on application

AVAILABLE DATE: 04/07/2025

PREFERRED LEASE TERM: 12 Months

Owners maintain gardens

Tenants connect and pay power direct

This 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

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.*