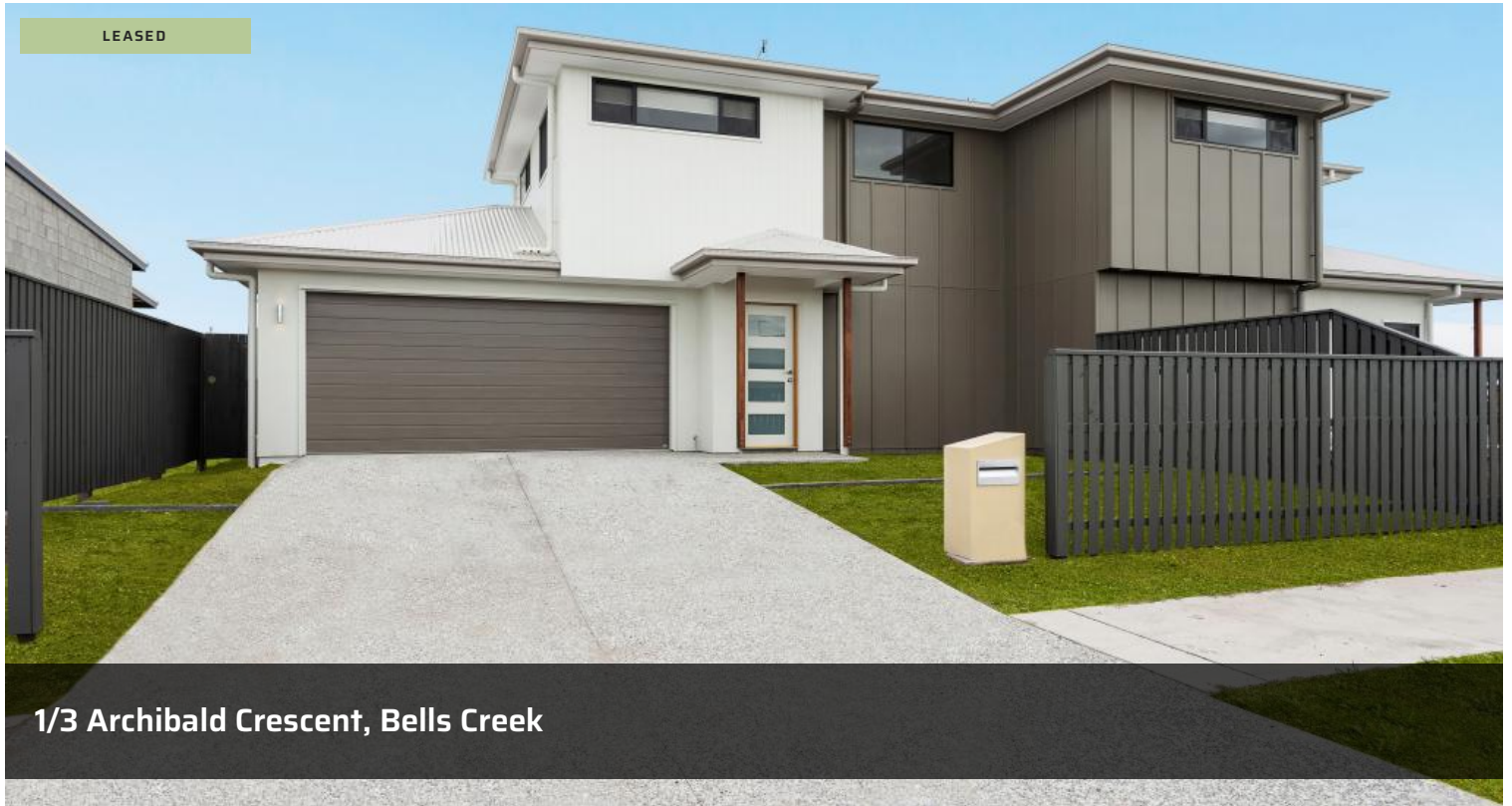


LEASED



1/3 Archibald Crescent, Bells Creek



Modern Living Meets Everyday Comfort

This beautifully built, double-storey duplex offers a stylish and functional layout, with quality finishes and thoughtful design throughout.

Step through the front door and into the spacious open-plan living and dining area — the perfect setting for both relaxing and entertaining. Flowing seamlessly outdoors, the covered alfresco area invites you to enjoy your morning coffee or unwind with a cold drink on a warm summer afternoon.

At the heart of the home, the modern kitchen is sure to impress with its ample storage, sleek glass cooktop, double sink, and space for a plumbed-in double-door fridge — ideal for the home cook or entertainer.

Downstairs also features a convenient powder room, separate laundry, and internal access to the double lock-up garage, plus a

 3  2  2

Price \$670 per Week

Property Type Rental

Property ID 3036

Agent Details

Eliza Gregory - 0437 085 148

Code Property Group - 07

5438 3444

Office Details

Available Soon Listing

0437 085 148

code
PROPERTY GROUP

split system air-conditioner to keep things comfortable year-round.

Upstairs, you'll find all three bedrooms and the main bathroom. The generous master suite includes a private ensuite, built-in wardrobes, and its own split system air-conditioner. Bedrooms two and three both feature built-in wardrobes and ceiling fans, while the main bathroom offers a modern vanity, shower, and separate toilet — a real bonus for busy households.

Perfectly positioned just a short bike ride to local cafés, parks, and walking tracks, and only minutes from Baringa Tavern, IGA, schools, and all the lifestyle benefits AURA has to offer.

Features we love;

- Dual living with bedrooms upstairs and living spaces downstairs
- Open plan living and dining space
- Downstairs Powder room
- Modern Kitchen
- Double lock up garage
- Split system air conditioners throughout
- Main bedroom and ensuite and built-in wardrobes
- Outside alfresco area
- Close to shops, cafes & restaurants

School zones

Nirimba State Primary School

Baringa State Primary School

Meridan State College

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 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.

Small pets will be considered on application

AVAILABLE DATE: 08/08/2025

PREFERRED LEASE TERM: 12 Months

Tenants maintain gardens and grounds

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.