



2/2 Annalise Circuit, Nirimba



## LOW MAINTENANCE & MODERN!

Are you seeking a family home a 'cut above the rest', welcome to your new abode!

This gorgeous duplex located in the heart of Nirimba is looking it's first residents!

The master bedroom has a spacious walk in robe and a modern ensuite. The other two bedrooms have ceiling fans and double built in robes. The open plan living/dining area will be ideal for a lazy Sunday or entertaining guests! The Kitchen has all the bells in whistles, including a dishwasher, stone bench top, electric cook top & oven. The fully fence yard will be ideal for a SMALL pet or a quiet cup of tea in the morning!

Located across the road from a park & mere minutes drive to Baringa State School, this superb property will be snapped up in no time!

 3  2  2  516 m2

**Price** \$690 per Week

**Property Type** Rental

**Property ID** 3040

**Land Area** 516 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

### Property Features:

Aircon

Bath

Built In Robes

Dishwasher

Pet Friendly

Secure Parking

Courtyards

Fully Fenced

Garden

Outdoor Entertaining

### HOW TO INSPECT THIS HOME:

1. Click Book Inspection

2. Follow the prompts

If there are no inspections available or the available inspection time slots are not suitable, please call the agent to request an inspection time.

Please note if a property has no inspections available this may be due to the property having an application pending.

Code Property Group accept applications prior to you inspecting the property.

Please follow the below instructions to apply for this home.

### 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.

Suitable for SMALL pets only

AVAILABLE DATE: 05/09/25

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.*