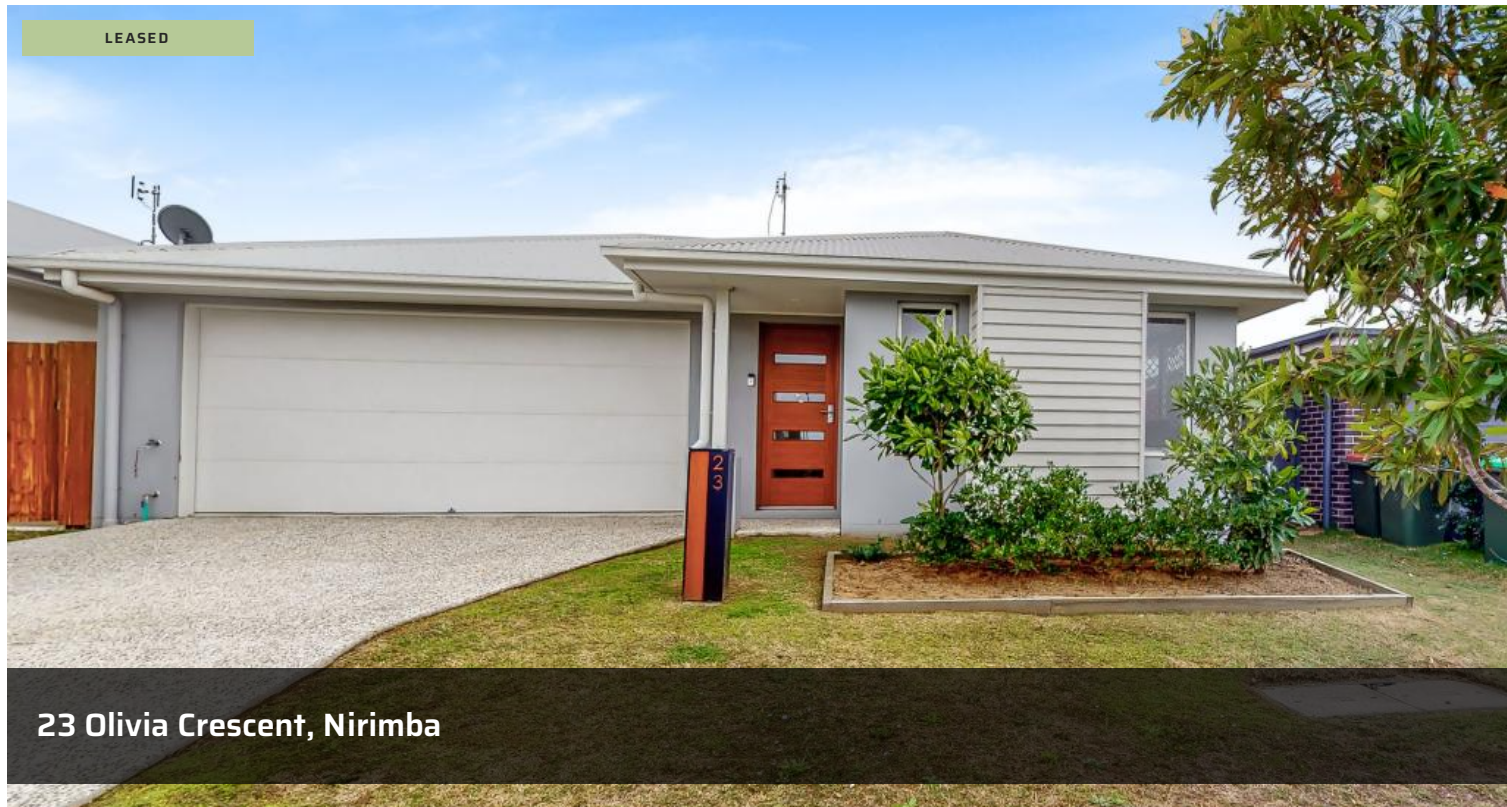


LEASED



23 Olivia Crescent, Nirimba



## Modern Comfort Living!

Introducing 23 Olivia Crescent, Nirimba QLD 4551, a remarkable property that blends modern comfort with spacious living. This beautiful home features three bedrooms, two bathrooms, and a double-car garage, offering ample space for a growing family or those who appreciate room to spread out. As you step inside, you'll immediately notice the refreshing breeze provided by the ceiling fans and ducted air conditioning, ensuring year-round comfort. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space for relaxation and entertainment. The kitchen boasts stylish stone bench tops, not only enhancing its aesthetics but also providing a durable and practical surface for culinary endeavours. Roller blinds adorn every window, allowing you to effortlessly control the amount of natural light flowing into the rooms, ensuring privacy and comfort. The master bedroom is a retreat, complete with a modern ensuite, offering a private sanctuary where you can unwind after a long day. The mirrored built-in robes provide

 3  2  2  350 m<sup>2</sup>

**Price** \$690 per Week

**Property Type** Rental

**Property ID** 3042

**Land Area** 350 m<sup>2</sup>

### Agent Details

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### Office Details

Code Property Group  
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QLD, 4575 Australia  
07 5438 3444

**code**  
PROPERTY GROUP

ample storage space while adding a touch of elegance to the room. The property's outdoor area is equally impressive. An alfresco space awaits, perfect for hosting gatherings or enjoying outdoor meals with family and friends. With security screens in place, you can feel at ease while enjoying the fresh air and natural surroundings. There is a 6kw solar system which will significantly reduce electricity bills!

The generous-sized backyard is a blank canvas, offering endless possibilities for landscaping, gardening, or even setting up a play area for children and pets. Additionally, an outdoor deck provides a cozy spot to relax, read a book, or enjoy your morning coffee while overlooking the serene surroundings. Conveniently located in Nirimba, QLD, this property provides easy access to local amenities, schools, parks, and shopping centers, ensuring a convenient and enjoyable lifestyle. Don't miss the opportunity to make 23 Olivia Crescent your new home. With its modern features, comfortable living spaces, and outdoor charm, this property is sure to captivate those seeking a stylish and relaxed living experience.

Features the code crew love:

- Bedrooms: 3
- Bathrooms: 2
- Car Spaces: 2
- Features:
- Ceiling fans
- Ducted air conditioning & solar panels to reduce the electricity bill
- Outdoor alfresco area
- Security screens
- Stone bench tops in the kitchen
- Roller blinds throughout
- Modern ensuite in the master bedroom
- Generous-sized backyard
- Mirrored built-in robes
- Outdoor deck

School Zones

Meridan State College

Baringa State Secondary College

Nirimba State Primary School

#### 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.

Suitable for SMALL OUTDOOR pets only

AVAILABLE DATE: 15/08/2025

PREFERRED LEASE TERM: 12 Months

Tenants to maintain gardens and grounds

Tenants pay 100% of power

Property is water compliant tenants will be charged for all water consumption

Tenants are to connect the account in their own name and will receive the benefits from the solar credits

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.*