

JUST LISTED



8 Rivus Crescent, Banya



## Modern Family Living with Space to Spread Out

Designed with modern family life in mind, 8 Rivus Crescent offers a thoughtful four-bedroom layout with generous living spaces, practical separation and plenty of room to make yourself at home.

At the heart of the property, the open-plan kitchen, dining and living area creates an easy connection between everyday living and entertaining. The kitchen is positioned centrally within the home, with a walk-in pantry adding valuable storage and keeping the main living spaces beautifully functional.

The master suite provides a private retreat with its own walk-in robe and ensuite, while three additional bedrooms are positioned throughout the home alongside the main bathroom. A separate study offers flexibility for working from home, homework or simply creating a dedicated space away from the main living areas.

 4  2  2  448m<sup>2</sup>

**Price** \$1010 per Week

**Property Type** Rental

**Property ID** 3387

**Land Area** 448 m<sup>2</sup>

### Agent Details

Eliza Gregory - 0437 085 148

### Office Details

Code Property Group

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QLD, 4575 Australia

07 5438 3444

**code**  
PROPERTY GROUP

Outside, the covered patio extends the living space and provides a natural spot for morning coffees, weekend entertaining or enjoying a little fresh air. The landscaped front and rear gardens are supported by irrigation, making keeping the grounds looking their best that little bit easier. A garden hose and clothesline have also been thoughtfully added, giving the home those practical extras that make day-to-day living simpler. The double garage provides secure parking and additional storage, while the dedicated laundry adds further practicality.

Features you'll love:

Four bedrooms, including master with walk-in robe and ensuite

Ducted air conditioning throughout

Solar power

Two bathrooms plus separate WC

Open-plan kitchen, living and dining

Walk-in pantry

Separate study

Covered outdoor patio

Irrigation to both front and rear gardens

Garden hose installed

External clothesline

Double garage

Dedicated laundry

224m<sup>2</sup> internal living area

17m<sup>2</sup> external area

## 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 [rentals@codepg.com.au](mailto:rentals@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: 18/09/26

PREFERRED LEASE TERM: 12 Months

Tenants maintain gardens and grounds

Tenants connect and pay power direct

Tenants pay for gas supply and gas bottle hire

Tenants connect solar direct and receive the benefits from the solar credits

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.

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