JUST LISTED



20 Yarra Way, Nirimba







Beautiful Modern Nirimba Living!

4 2 2 350m2

Welcome to 20 Yarra Way, Nirimba – your ideal property that checks all the boxes for comfortable and modern living.

This home boasts 4 spacious bedrooms and 2 bathrooms, providing ample space for your family to enjoy. The property features a 2-car garage, ensuring convenience and security for your vehicles. A 12-month lease is preferred, offering stability and peace of mind for tenants looking for a long-term arrangement.

One of the standout features of this home is the environmentally friendly 5000L water tank, which promotes sustainable living and helps reduce water bills.
For the aspiring chef in you, the kitchen comes equipped with a 900 wide freestanding oven with a gas stove top, allowing you to indulge in your culinary creations.

Price	$800 per Week
Property Type	Rental
Property ID	3452
Land Area	350 m2

Agent Details

Eliza Gregory - 0437 085 148

Office Details

Code Property Group
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code
PROPERTY GROUP

To ensure your comfort, the main living area and master bedroom are fitted with AC split systems, providing climate control to keep you cool in the summer and warm in the winter.

Laminate flooring in the living areas adds a touch of elegance and makes for easy maintenance, saving you time and effort. Storage is not an issue, as the property features a walk-in pantry, providing ample space for all your kitchen essentials. Outside, the large alfresco area is perfect for entertaining guests or enjoying quiet family gatherings, offering a seamless indoor-outdoor living experience. The low-maintenance gardens allow you to spend less time on upkeep and more time enjoying your new home. As animal lovers, we understand the importance of furry family members. Outdoor pets may be considered upon application, giving you the opportunity to share this lovely home with your beloved pets. In summary, 20 Yarra Way, Nirimba is a beautiful and modern 4-bedroom, 2-bathroom rental property with desirable features such as a 2-car garage, 5000L water tank, a spacious alfresco area, a well-equipped kitchen, AC split systems, laminate flooring, and a walk-in pantry. With low-maintenance gardens and the possibility of outdoor pets, this home offers comfort, convenience, and an opportunity to create lasting memories in a brand new setting. Don't miss out on this wonderful rental opportunity – book a viewing today!

Features the code crew love:

- Bedrooms: 4
- Bathrooms: 2
- Garage: 2-car garage
- Water Tank: 5000L (environmentally friendly feature)
- Outdoor Space: Large alfresco area
- Kitchen: 900 wide freestanding oven with gas stove top
- Cooling: AC split systems in main living area and master bedroom
- Flooring: Laminate flooring in living areas
- Storage: Walk-in pantry
- Garden: Low maintenance gardens
- Pets: Outdoor pets may be considered upon application

- Property has stone bench tops and ceiling fans throughout

The Location: Aura stands out as an exceptional place to call home, offering a perfect balance of convenience and family-friendly amenities. The presence of reliable public transport options makes commuting a breeze, connecting residents seamlessly to nearby cities and major hubs. Furthermore, Aura's proximity to schools is a boon for families, providing easy access to quality education for children of all ages. The well-planned infrastructure ensures that schools are within reach, making it convenient for parents and fostering a strong sense of community among families. With its thoughtful urban design, extensive green spaces, and a plethora of amenities, Aura creates an ideal environment for a wholesome and fulfilling lifestyle, making it an outstanding choice for individuals and families alike.

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 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: 18/12/26
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
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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