

Leased

Bakers Hill



Applying for a Rental Property

Please be aware you are required to fill in a pre-approval application prior to property viewings.

For further information please read the property blurb or contact our office:

08 9574 2917

or request a form via email:



Charming Farm-Style 4-Bedroom Home

This charming 4-bedroom, 1-bathroom farm-style home is now available and seeking new tenants.

Situated on a working farm approximately 10 minutes from the Bakers Hill townsite, this property offers comfortable living with a relaxed country feel.

Please note, the property is not furnished.

Step inside and you're welcomed by a spacious, cosy open-plan kitchen and living area, making this the heart of the home. The area is serviced by a near-new inverter split-system air conditioner as well as a wood fireplace, providing year-round comfort.

The kitchen is a practical size and features a brand-new electric cooktop and oven, along with a separate external door for added convenience.

Moving down the passage, you'll find the first of the four bedrooms, with the bathroom conveniently located opposite. The bathroom includes a corner shower, vanity and additional storage.

Continuing through the home, you'll reach a central space with its own external access, offering the perfect opportunity for a hobby room, study or additional living space.

Adjacent to this is the spacious laundry, complete with ample storage,

 4  1

Price

UNDER
APPLICATION!

**Property
Type**

Rental

Property ID 1981

Agent Details

Jemma Tarry - 0895742917

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia
08 9574 2917



external access and a separate toilet.

At the rear of the home are the remaining three comfortable-sized bedrooms, providing plenty of space for the household.

Outside, the property features a double carport, easy-care surrounds and a large front porch — the perfect spot to enjoy your morning cuppa while taking in the peaceful rural setting.

Additional property features include:

- Hard flooring throughout for easy cleaning.
- Electric hot water system.
- Rainwater tanks.
- Not securely fenced.
- Immediate yard maintenance will be the tenant's responsibility, due to the property being situated on a working farm.

Given the property's rural setting and location on a working farm, applicants with previous experience living in a rural environment would be ideal.

Please be aware that if you are interested in viewing any rental properties managed by our agency you will first need to contact the office on 9574 2917 and request a "Pre-Application Form" be sent to you. You will need to complete this form and be approved by this office before you can make an appointment to view any of the available rental properties.

Please note that viewings are by pre-booked appointment only and we do not give out the addresses of vacant rental properties for security reasons - you must have your Pre-Application approved first and then have an appointment booked to view the premises with the Property Manager. Please be aware that upon viewing properties, you are viewing the condition/state of the property as it is at the time, unless otherwise stated by the Property Manager on the day.

After viewing the premises, you'll then need to advise the property manager if you wish to proceed with renting the premises, as your application form will need to be sent to the owner for their consideration.

If you are approved to move into any of our rental properties you will be required to pay 4 weeks rent as bond, 2 weeks rent in advance, if you have pets, we can request up to \$350 for the pet bond before you collect the keys for the property.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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.

