

Leased

## Toodyay



### 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 Character Home

This stunning, freshly renovated piece of history is looking for tenants! Sitting on the outskirts of Toodyay town, this home boast four bedrooms and two bathrooms and comes fully furnished. Furniture use can also be negotiated for the right tenant.

Upon entry, you're greeted by an open hallway which takes you to two of the four bedrooms. Polished, hardwood floors are located throughout this whole area.

Stylish and functional, the bedrooms are very well sized and face the front of the home. The first bedroom includes a split system and the second has a portable air-con unit. Both bedrooms feature window treatments for your privacy.

At the end of the hallway is your kitchen and dining room. Boasting an abundance of light this area is perfect for looking over the views of the Toodyay hills. The kitchen includes plenty of bench and storage space with over head cupboards, under bench cupboards and a large double pantry. With electric cooking and a dishwasher, this area is very functional. Opposite your kitchen sits your dining area. You have direct access to the rear verandah from here – perfect for having your morning coffee!

The lounge room also comes off your hallway and is serviced by a split system air-con and a wood fireplace. This room is well sized and

 4  2  1

**Price**

UNDER  
APPLICATION!

**Property  
Type**

Rental

**Property ID** 1992

#### Agent Details

Jemma Tarry - 0895742917

#### Office Details

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



features a lounge suite and flat screen TV. Via the double French doors, you have access to your side verandah and rear yard.

To the middle of the home is your laundry area which features a trough, storage and a front loader washing machine (additional access to rear verandah also). The bathroom features a basin and shower over bathtub plus a large double linen cupboard. A handy, separate toilet with basin is located off the hallway.

Down the stairs sits two minor bedrooms and another bathroom. The bathroom consists of a corner shower, toilet and vanity unit, plus additional storage options. The two minor bedrooms both feature built-in robes, and window treatments and one is serviced by a split system air-con.

The rear of the home features easy care gardens which the owners will assist in maintaining. A shed is available for partial use. Please note these yards are NOT fully fenced.

A firepit area and additional sitting areas have been created for you to enjoy, as well as a BBQ under a shaded area. The drive-in, drive-out driveway is very convenient and the front yard has additional parking spaces.

The home is serviced by scheme water, an electric hot water system, and has solar panels to assist with energy saving.

This stunning home would suit an executive tenant who has impeccable references.

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.

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 the \$260 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.