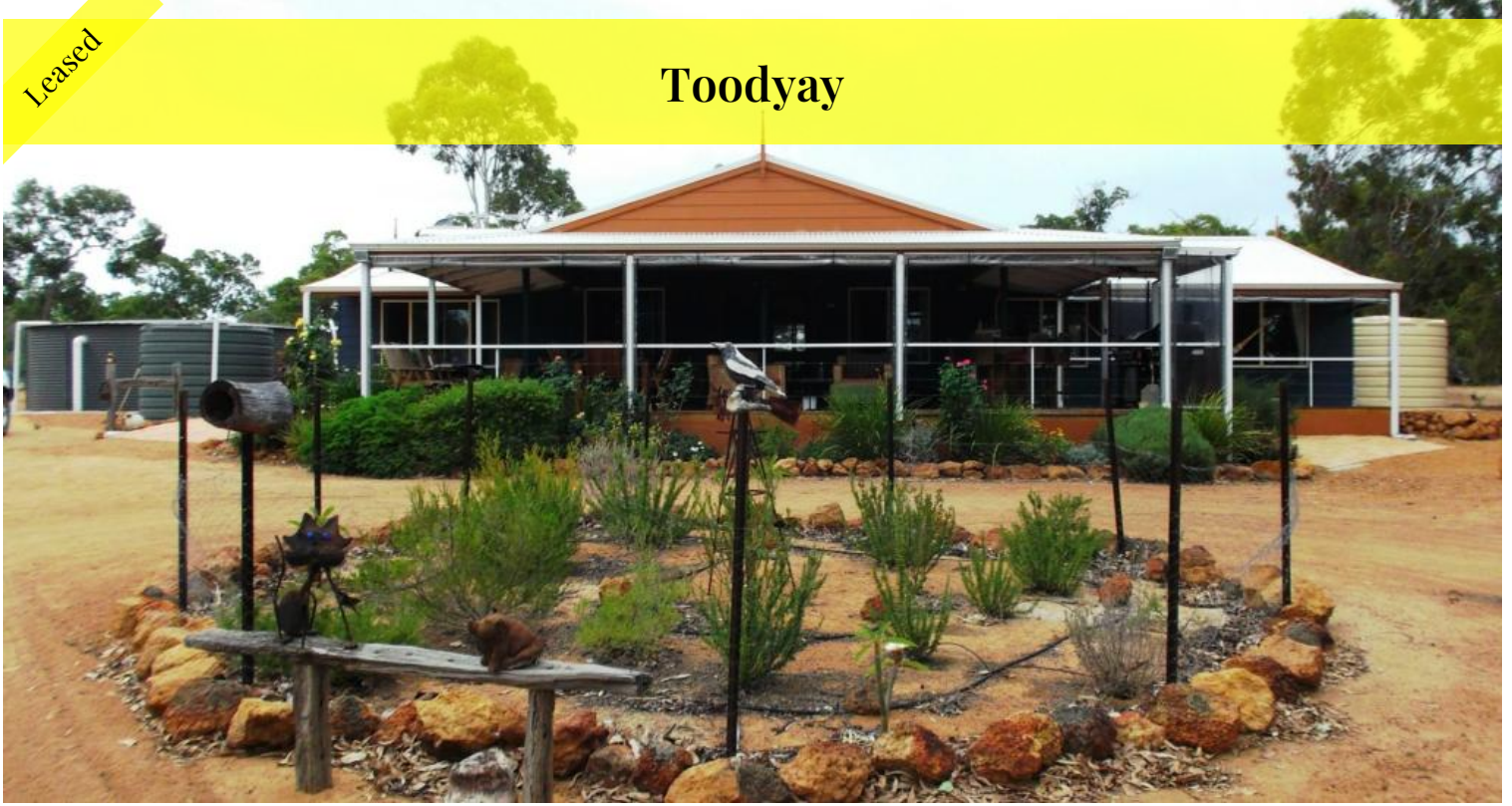


Leased

## Toodyay



### 4 bedrooms (+ study) x 2 bathroom 6 year old...

This large very comfortable home has all of the modern features you could ask for. Laminate floorboards throughout the whole house, solar panels that feed back into the grid and the owners tell me they are normally always in credit. 5 x split system air conditioners to keep the whole house cool. Heaps and heaps of rain water storage with a 90,000 litre & 2 x 11,000 litres for the house plus another 10,000 litre tank for the fruit trees and vegie garden.

The home itself has a huge front deck lounge area (very Bali style) with double doors that enter into the open plan lounge / dining room, there is a split system air con in here as well as the slow combustion fireplace to keep you comfy.

A beautiful large modern kitchen with large breaky bar, heaps of below bench cupboards plus a walk in pantry, large gas oven and stove and room for a double fridge.

The master bedroom is located at the south end of the house and has it's own split system air conditioner, ceiling fan and walk in robe plus a bright Ensuite bathroom.

The other three bedrooms all have ceiling fans and their own split system air conditioners and are all large sizes as well as the study.

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<b>Price</b>	\$450 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	359

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



The main bathroom is beautifully appointed with a separate bath and shower.

The laundry is tiled and provides you with heaps of built in cupboard storage space.

Out the back is the full house length paved back patio area.

Then down from the house you will find the fully reticulated orchard and vege garden plus the garden shed for wood storage and a huge chook pen. A condition of this lease will be that you must maintain the orchard and ensure the trees are kept watered.

NOTE Satellite TV only available at this property as there is no normal TV Antenna.

You will also have use of a double carport space around the side of the shed (dirt floor) and a small area at the front of the shed where the solar inverters are located . But the main big blue shed will remain locked up and no access will be permitted.

This beautiful home is situated at the end of a quiet road on a completely bush and gravel block (not suitable for stock) that backs onto a bush reserve.

Pets will be permitted at this property but it is not suitable for large dogs as only ringlock fencing to the boundary of the property.

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 view the property with the Property Manager.

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.