

Leased

Dumbarton



Rural Homestead

PLEASE NOTE THIS PROPERTY IS AVAILABLE FOR STRICTLY 6 MONTHS ONLY.

Located just 5 minutes from Toodyay town, this home is available for rent mid-December.

This 3-bedroom, two bathroom home is on 12 acres and has two bores PLUS rain water. The house is serviced by a split system air-conditioner to the lounge and also had a wood fire place. The wood fire place also assists the Solar Hot Water system for the cloudy days and saves you power (no booster needed).

On entry, you walk past the large laundry area which also has a vanity and separate toilet area.

To the left of the home you have a massive master bedroom with floor to ceiling built-in wardrobes. The tidy ensuite is tucked away and has a shower, vanity and toilet.

At the rear of the home is the huge kitchen area. Here you have the wood fire place, gas cooking and plenty of storage and bench space. The kitchen wraps around into the lounge room which is carpeted and is serviced by a split system air-conditioner.

Down to the right of the home you have two further bedrooms which are both of good size. The main bathroom consists of a bath, separate

3 2 2

Price	LEASED!
Property Type	Rental
Property ID	1124

Agent Details

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shower and vanity unit.

The property has a large double garage – one section has an electric roller door for convenience. A huge orchard of fruit trees which is serviced by the bore water. A chicken yard, small garden shed plus a MASSIVE 8 bay stable which also has a work shop area or enclosed tack room. The stable is powered and also has water available.

Large garden area for you to establish your own vegetables.

The property has rain water plus two bore systems to keep the gardens green. The house is serviced by a 3.22kw solar system to help keep your power use bills low and has wrap around verandahs with a larger section to the rear, perfect for summer AND winter entertainment.

Outside pets welcome.

Please note this property is only for lease for a maximum of 6 months. Property available 16th June 2021.

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 property with the Property Manager.

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.