

Leased

## Dumbarton



### 11 Acre Property Suitable for 2 Horses

Located just 5 minutes drive from Toodyay townsite, this 11 acre property is available now.

Situated on 11 acres with great views, the land is perfect for 2 horses or a few sheep. Currently residing there are 3 goats to assist in keeping the weeds low.

On entry to the home, you walk into the open plan dining / lounge area. Hard floors wrap around into the kitchen for easy cleaning. This area is serviced by a wood fireplace and split system air-con. Window treatments for privacy to all windows.

The kitchen is well equipped with plenty of storage, gas cook top, large pantry and a dishwasher.

Off the lounge area is a separate dining area which could be used as an office space. Here you have two doors that open up onto the rear verandah/patio area.

Down the hall are your two bedrooms. The main bedroom features a split system air-con and a large robe. Both have window treatments.

The bathroom has been renovated to include a vanity and walk-in shower. The separate toilet is off the hallway and has additional storage.

To the exterior of the home, is a large, separate studio/games room.

 2  1  2

**Price** APPLICATION  
PENDING!

**Property Type** Rental

**Property ID** 1564

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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



This is ideal for entertaining with the addition of the bar. Please note this is NOT a living quarters. This area also doubles as your laundry with the built-in bench and access to install your washing machine.

The paddocks are all fenced and include troughs for easy access to water for stock. A small stable and make shift round yard available for tenant use.

A double carport is perfect for your cars. Please note the garage is not included for tenant use.

Pets will be considered upon application. Due to the nature of the property, someone who has experience with farms would be ideal.

Home is serviced by potable bore water and a gas hot water system.

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.