

Leased

# Toodyay



## 3 bedroom home on 10 acres

This is your typical little country home featuring a country style kitchen with gas oven and stove which leads you into the small dining room (lino floors) and through to the front lounge room (carpeted) with a pot belly fireplace to keep you warm and a split system air conditioner as well.

The master bedroom has it's own split system air conditioner and lovely corner window overlooking the paddocks.

The second bedroom is in the middle of the house and the third bedroom is off the master bedroom and tucked into the rear sleepout.

The bathroom has separate bath tub and shower.

The entrance to the house is through the rear second sleepout room which leads you into the kitchen with the laundry off to your left and back out onto the large back concrete patio area and rear lawn and gardens.

The house is fenced off with post and rail and ringlock fencing.

Dogs will be permitted but no cats. Chooks will be permitted and can be safely kept in the orchard which has 30 mature stone fruit trees.

 3  1  3  10.00 ac

**Price** \$350 per week  
**Property Type** Rental  
**Property ID** 353  
**Land Area** 10.00 ac

### Agent Details

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### Office Details

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Then there is the 3 bay concrete floor shed with power and lights connected (this shed also fills the large rain water tank). This tank is a 50,000 litre tank and provides water to the house and one trough out in the paddocks.

There is also a 17,000 litre poly tank in paddock for the orchard and other garden taps etc.

This 10 acre property backs onto nature reserve (natural bush) on two sides and has two road entrances.

YOU MAY RENT THE HOUSE AND SHED WITH OR WITHOUT THE PADDOCKS.

If you are interested in the paddocks there are two larger front paddocks and a smaller paddock up beside the house (with one stable/lean too style shelter in this paddock) and the other stable is in the next paddock. The fences are wire only and the boundary has old ringlock fencing.

Stock will be permitted to be kept at this property (providing the owner is happy with your references) and could include 2 x horses OR Alpacas (up to 10 DSE) and will all be approved by negotiation with the landlord.

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.