

Leased

## Toodyay



### Country home on 12 acres in bush location 16kms...

The country style home features 2 good sized bedrooms plus 2 sleepout bedrooms and 1 bathroom.

The lounge room is centrally located and features a slow combustion fireplace, the kitchen is older style (timber cupboards and lino to the floors) but all neat and functional with an electric oven and stove and has room for your dining table plus a small sitting room area at the rear of the house.

The bathroom features a large vanity unit and shower over the bath tub and is serviced by an electric hot water system and separate toilet off the laundry.

The house is kept cool with an evaporative air conditioner which is only 12 months old.

There is a large paved rear patio / verandah and very minimal gardens to worry about.

The water supply is rain water and there is a 20,000 gallon tank for storage.

The large shed on the property will be locked up and not included as

 4  1  12.00 ac

<b>Price</b>	\$350 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	376
<b>Land Area</b>	12.00 ac

#### Agent Details

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#### Office Details

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part of the lease but the older single garage sized shed (with dirt floor) is available for use.

The property is fenced into 3 paddocks (with lots of trees) but the fencing does need repairing if you wish to run stock.

Pets and livestock will be permitted at this property by negotiation with the owner, normal Department of Agriculture stocking rates will apply and pets will only be permitted for tenants who can provide suitable good rental 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 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.