

Leased

# Toodyay



## Classic Country Home

Located approx 7 kms from town on a 10 acre block, this brick and tin is a classic old style country home and features beautiful polished jarrah floors to the entry hall and front two bedrooms.

Large country kitchen with timber cupboards, dish washer, built in electric oven and gas stove top, heaps of above head cupboards and heaps of bench space for you to cook in.

There is another room off the kitchen with polished floors and double french doors that could be another bedroom or formal dining room or study.

Towards the rear of the house is the lounge room which features a slow combustion fireplace, split system air conditioner, double french doors to the other side verandah, more polished floors and a brick feature wall plus there is a large study / office alcove just up the steps overlooking the lounge room with a window with views out across the paddocks.

There is also another bedroom (carpeted) off the lounge room and all of the bedrooms have ceiling fans fitted.

Down some more steps you will find the tiled laundry and cute

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<b>Price</b>	LEASED
<b>Property Type</b>	Rental
<b>Property ID</b>	934

### Agent Details

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bathroom which has a claw foot bath tub.

The house is serviced by an electric hot water system and will be on rain water (a brand new tank is just going in).

Mostly all natural bush around the house with some small garden beds you are welcome to develop further.

There is also a bore on the property that can be used for garden water.

Outside pets will be permitted to approved tenants only.

There is an old shed (dirt floor) that could possibly be included in the lease and paddock space (the owners currently have sheep on the property and are happy to leave them there to keep the grass down), the paddocks may also be included as part of this lease for sheep, goats or alpacas (this is a 10 acre block) and stock will be permitted by negotiation.

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.

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.