

Leased



17 Old Brickworks Road, Byford



## HELLO GREEN FINGERS

Hello green fingers, fruit lovers, sunset fanatics, countryfolk..... This ones for YOU!

SPECIAL is how to describe this property. It's cozy, it's pretty, its spacious, it's nothing like you would've seen on the rental market before.

Located in the old area of Byford, the drive to this property has a "Margaret River Road" feel surrounded by other large properties who love their quiet lifestyle.

The gardens have taken YEARS of hard work and love so we are looking for a \*SPECIAL\* tenant to love and care for them and reap the words of beautiful fruit and breathtaking views and therefore, encourage cover letters with your application.

### WHAT WE LOVE:

- Open plan kitchen, living, dining
- Family size kitchen with gas cooktop, plenty of storage and views over the backyard
- Formal lounge (second living area)
- Study located at the front of the home
- Four spacious bedrooms with walk-in or built in robes
- Ensuite to master bedroom
- Family bathroom has a separate bath and shower

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<b>Price</b>	\$650 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	28935

### Agent Details

Gary Birkinshaw - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Separate laundry with direct access to drying area
- Double carport PLUS heaps of additional off-street parking for the boats and caravans
- Ducted and zones reverse cycle air conditioning
- Wood heater – SO COZY IN WINTER
- Security alarm system
- Security doors and windows throughout
- Massive patio for all year round entertaining with breathtaking views
- Manicured lawns and gardens
- Fruit trees including – Apple, pear, lime, lemon, mango, orange, apricot
- Reticulation throughout– 14 stations! (just 1 little area which needs some hand watering)
- Good-size garden shed for all your gardening tools

#### **TERMS:**

- 12 month lease minimum
- Available 30th June 2023
- Pets considered on application
- Cover letters with application

#### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next. NOTE: We cannot show this property until after 28th June.

*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.*