

# 1 Lakewood Court, Flinders View, Qld 4305



## House For Rent

Wednesday, 10 April 2024

1 Lakewood Court, Flinders View, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leasing Consultant  
0732940099

## \$500 per week

Please read to the bottom of this advertisement as full applications are required for all occupants aged 18 and over prior to any inspections being carried out. Steps on how to apply and information which is required is noted below. This lovely home will be vacant early September and ready for new tenants. Please note these photographs are from 2016 and updated photographs will be obtained when the property is vacant. - Lowset 3 bedroom brick in good location- Well planned kitchen with ample cupboards and bench space (No dishwasher however space is available for you to bring yours along) - Large lounge with air conditioner- Separate dining area- Ensuite and built in wardrobe in main bedroom- Built in wardrobes other 2 bedrooms- Separate toilet - Double garage - Separate laundry- Small rear fenced yard. - Walk to Park- Pets on Application approved at the owners discretion. Please note this property has limited fenced yard not suitable for larger dogs.\*\*\*\* We are requesting that applications are placed prior to any viewings for this home. Viewings for all of our properties are by appointment only. Our office does not conduct open homes or private inspections on the weekend or after hours. We understand that many work the same hours as our staff do. Please be mindful that just as you have work and home commitments during certain times our staff are no different. If you are unable to attend the times scheduled or offered, you may have a friend or family member attend on your behalf. Once your application has been received and identification provided and you have had your basic checks completed which are that you have met the minimum standards ie not listed on tica and meet affordability you will be invited to an inspection of the home. All further referencing will take place once you have viewed the property and confirm that the property is suitable. Please be aware that due to the high enquiries on many properties if the correct information is not supplied your application will be delayed whilst we seek this information or may be declined if requests for the required information are not supplied. To avoid delays please provide the following: 1. An email address for your current and previous property manager if you are renting. 2. If you are renting privately please provide a full name, contact number and email address. The person providing the reference must be the legal registered owner of the property. 3. If you are currently or have previously rented within the last 4 years from the department of housing you will need to contact the department to obtain a written reference as they do not supply this information to Real Estates 4. If you previously or currently reside in a Defence property you will need to log into your DHA tenant porthole and download your tenancy history and reference and supply this to our office as this department does not supply references to Real Estates 5. If you previously or currently owned a property – please obtain copies of your mortgage statement and proof of paid urban utilities and rates for the home (this will be used in place of a rental ledger). 6. If you are employed – please provide the name, number and EMAIL address for HR or Payroll (this can not be a co worker and must be a company phone and email address) 7. If you are currently unemployed, receiving carers or parenting payment or disability support – please provide an up to date copy of your income statement - this can not be a screenshot of your bank account. 8. Sufficient ID is required – 1 x photo identification or birth certificate, last 4 payslips and or centerlink income statement (this can not be a screenshot of your bank account), 2 x bills with full name and address clearly displayed, bank or Medicare card with your name clearly visible All potential tenants who have placed an application and have met the minimum requirements will be contacted with a viewing time when it is available. Please submit your application so that you do not miss out on any of our properties. We ask that prior to submitting any application that you do complete a drive past the property to ensure location and style of property is what you are looking for and take note of the availability date as many of our advertised properties are still tenanted. The date supplied is the earliest time available. If you are interested in obtaining an application form for a property please select the following link to download a copy or you may collect a paper copy from our office at 2 Ash Street, Yamanto (across from the Red Rooster) Printable Office Application please copy and paste or click on the following link - <https://ipswich.realway.com.au/wp-content/uploads/2019/02/application.pdf> We are also accepting applications Realestate.com.au – to apply using this method please open your desired property on realestate.com.au and then mid way down the listing on the right hand side you will see a button which says APPLY. Please select this option and follow the prompts to complete your application. PLEASE NOTE WE DO NOT REQUIRE YOU TO PAY FOR THE \$29 TENANT CHECK. THIS WILL NOT IMPACT YOUR APPLICATION AT ALL WITH OUR OFFICE. (Please follow all steps and select I have digitally inspected or I have viewed online and release to Tabitha Griffin – rentals3@realwayipswich.com.au) SORRY WE DO NOT ACCEPT SNUG OR 2APPLY APPLICATIONS.