

11 Sedgemoor Street, Stafford Heights, Qld 4053



House For Rent

Tuesday, 11 June 2024

11 Sedgemoor Street, Stafford Heights, Qld 4053

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Hot Property Management
0731703760

\$625 per week

Available Date: 14.06.2024 This home is so close to coffee shops, schools, shops and public transport, this is a must inspect! ****HOW TO REGISTER** SEE BELOW FOR MORE DETAILS**** We also strongly recommend you also read the ****** Please note section as there is important information that you need to know before considering this property and or attending an inspection. The side fence and front stairs will have maintenance undertaken over the next few weeks. Property Features but not limited to:- Large Covered Deck for entertaining- 3 good sized bedrooms- Split system air conditioning- Dishwasher- Ceiling fans throughout- Huge bathroom with a spa bath- Downstairs is a storage area with internal stairs for access- Lock up garage under the house- Huge double carport- Fully fenced back yard **HOW TO REGISTER** Please use the booking App on realestate.com.au (Not mobile friendly). Scroll down to **INSPECTION TIMES** click on **BOOK AN INSPECTION** from the days and times listed. You **MUST** book in and you **MUST** enter all your details if you want to inspect. You must book in to inspect the property - if you fail to book in the agent may not attend. **YOU AGREE TO THE BELOW TO BE ALLOWED INTO THE PROPERTY**

1. Following the agent's instructions onsite
2. You all must have registered to inspect with all required details. If you fail to undertake the above will result in refusal of entry into the property ****** Please note:
 1. Pets will be considered upon application and upon applying for a pet, the applicant acknowledges and accepts that they have taken it under their own investigation to ensure the property is suitable for their pet prior to applying. - Any damage by the pet internal/ externally and or the yard or gardens will be at the tenant's own cost to repair/ replace. - Professional Flea spray internally and externally is required at the end of the tenancy. - Professional carpet cleaning is required at the end of your tenancy and maybe requested throughout your tenancy if required.
 2. If you were to be approved you would be sent the documents to read & sign then you will be required to pay the below funds soon as you sign the documents. This can/may happen quickly therefore make sure you only apply - if you wish to proceed with signing and paying the required fund within 12 hours of receiving the documents via DocuSign.
3. Last rent increase for this property was May 2022 and the photos were taken approx 6 years ago.
4. Security camera's video recording and or audio recording may occur at the property when inspections are being carried out, by undertaking an inspection you waive your right to privacy at the property inspection.
5. This property is water compliant, and the approved applicant will be responsible for water consumption charges.
6. Tenants are responsible for maintaining the yard and gardens.
7. The lower level/ under house may have water ingress in server weather events.
8. Internet/NBN - tenants need to do their own investigations with their provider and or <https://www.nbnco.com.au/connect-home-or-business/check-your-address>, as legislation does not require the owner to provide anything for Internet/NBN at the property.
9. The property may or may not contain asbestos or asbestos like materials
10. Hot Property Management will arrange for TenAnts (if applicable) to contact the successful applicant of this property to arrange for connection of services for the property e.g electricity/gas/Internet. If you do not wish to be contacted by TenAnts, please tell them when they phone you. This is a free service, and you will not be charged for in any way for using TenAnts service.
11. We prefer/ recommend that at least one applicant or a trusted representative undertakes a physical inspection of the property to check if the property and or its inclusions suit your requirements e.g. fridge space, washing machine space, bedroom sizes, windows, security, fencing but not limited too. This is for your protection as per the below disclaimer. If this cannot occur, then all tenants would need to sign a site unseen clause which would then form part of the lease.

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Hot Property Management will not be held liable for any errors in the above as all care is taken but no responsibility is taken that is why the above states, we recommend you inspect the property. All interested parties should rely upon their own physical inspection in order to determine whether or not this information is in fact accurate.