

34 Manley Smith Drive, Walkers Point, Woodgate, Qld 4660



House For Rent

Monday, 17 June 2024

34 Manley Smith Drive, Walkers Point, Woodgate, Qld 4660

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Shannon Clayton
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Geralda Butler
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\$460 Per Week

Introducing 34 Manley Smith Drive, a charming residence ideally located just one street away from the shores of the Burrum River. Offering a harmonious blend of comfort, convenience, and coastal charm, this property presents an unparalleled opportunity for those seeking a relaxed lifestyle.

Property Features:

- Bedrooms:** A total of 3 well-appointed bedrooms, providing ample space and comfort for residents.
- Open-Plan Living:** Immerse yourself in a spacious open-plan layout that seamlessly combines the dining, kitchen, and lounge areas, creating a versatile space for relaxation and entertainment.
- Bathroom:** Enjoy the convenience of a separate shower and toilet, enhancing privacy and functionality.
- Comfort & Climate Control:** Stay comfortable year-round with the property's fully screened design, complemented by ceiling fans and ducted air conditioning.
- Kitchen:** The kitchen features modern amenities, including a dishwasher, for effortless meal preparation.
- Outdoor Amenities:** Step outside to discover a back patio area, a single carport, and a small fenced section in the yard, providing ample space for outdoor activities and relaxation.
- Utilities:** Please note that the property operates on a water tank & septic system. Town water and sewerage are not available. Tenants will be responsible for refilling the tank water if required. The property is equipped with solar electricity that will stay in the owners name and be invoiced to the tenants by our office per the providers invoicing schedule. This is so the tenant can take advantage of the great rate the landlord has in place with their provider.

Additional Notes: Unfortunately, access to the shed is not available at this time. Please also be aware that the furniture in the photos is NOT included in the tenancy.

Lease Details & Application Process:

- Rental Rate:** \$460 per week.
- Bond:** A bond of \$1840 is required upon securing the property.
- Availability:** Available from the 26th of July 2024
- Lease Terms:** A 6-month lease is initially on offer, with the option for a longer lease at time of renewal for the right tenant.
- Application Process:** Interested applicants are invited to apply via the realestate.com listing. Please note that applications will be subject to review based on key indicators, including a rent-to-income ratio of at least 30% and a positive rental history. Before approval, an in-person viewing of the property is mandatory. NO sight unseen applications will be accepted. As the property is currently tenanted, any inspections MUST be arranged in advance. Don't miss this fantastic opportunity to embrace the coastal lifestyle you've always dreamed of. Submit your application today and arrange a viewing to experience the charm and comfort of 34 Manley Smith Drive firsthand. For further inquiries or to schedule a viewing, please refer to the realestate.com listing or contact us directly.

Disclaimer: While every effort has been made to ensure that the information and photographs presented in this rental listing are current, accurate, and reflective of the property's condition, we cannot guarantee their absolute accuracy. Prospective tenants are advised to undertake their own due diligence and verify all details independently. The listing is provided for informational purposes only, and we accept no responsibility or liability for any inaccuracies, errors, or omissions that may occur. All parties are encouraged to inspect the property in person and seek professional advice as necessary before entering into any agreements or commitments based on the information provided herein. This disclaimer serves to clarify that the listing is presented to the best of our knowledge but should not be solely relied upon without independent verification.