

4 Macrae Street, Woodend, Qld 4305



House For Rent

Friday, 19 April 2024

4 Macrae Street, Woodend, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1614 m2

Type: House



Leasing Consultant

0732940099

\$515 per week

This home is situated within a close distance to Riverlink Shopping Centre, as well as the Ipswich CBD, rail & bus service, park and a number of private schools including St Edmunds, St Marys and Ipswich Grammar. Close to private and public hospitals, medical needs and a host of other amenities. With views out to Pine Mountain & a Northerly aspect, this property has a lovely feel to it. Perched high on the hill and positioned in a quality neighbourhood. Walking distance to private schools. The front entry foyer is a lovely spot to sit and enjoy the morning sun. Features include:- Polished timber floorboards and ornate cornicing add to the charm of the home- Air conditioning to the spacious living room- 3 generous sized bedrooms with ceiling fans- Huge eat in style kitchen with loads of storage space- Bathroom with main toilet included- The laundry room has a 2nd toilet adjoining- High ceilings for great ventilation- Security to windows- One car lockup underneath- Nbn

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.
3. 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.
4. If you are employed – please provide the name, number and EMAIL address for HR or Payroll.
5. If you are currently unemployed, receiving carers or parenting payment or disability support – please provide an up to date copy of your income statement.
6. Sufficient ID is required – 1 x photo identification or birth certificate, last 4 payslips and or income statement, 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 APPLICATIONS