

6 Trout Court, Woodgate, Qld 4660



House For Rent

Friday, 26 April 2024

6 Trout Court, Woodgate, Qld 4660

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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\$550 Per Week

Nestled on a sprawling 1,485 sq meter allotment, 6 Trout Court presents a rare opportunity to enjoy a comfortable and private lifestyle just moments from the beachfront. Boasting a magnificent home and shed space, this property caters perfectly to those with a love for coastal living and a need for ample space to accommodate cars, boats, and caravans.

Property Highlights:

Location: Enjoy the perfect coastal lifestyle with direct beach access via the beach walkway along the rear boundary of the property. Ocean views from the backyard further enhance the allure of this idyllic location.

Internal Living: Step into a spacious open-plan living area encompassing the kitchen, meals, and family rooms, providing a seamless flow for everyday living and entertaining. The expansive country-style kitchen features ample benches and cupboards along with a walk-in pantry. Additionally, a formal lounge room with spotted gum timber flooring offers a touch of elegance to the home.

Bedrooms: Retreat to three spacious bedrooms, including a master bedroom with a walk-in robe and ensuite. A family bathroom with a separate shower and bath, along with an independent toilet room, ensures convenience for all occupants. An internal laundry adds further functionality.

Outdoor Living: Experience the ultimate in outdoor living with approximately 70 sq meters of covered outdoor living area facing southeast. Perfect for entertaining, this expansive space offers a cool and inviting ambiance, ideal for BBQs and gatherings with family and friends. Revel in the soothing sounds of the ocean while enjoying the coastal breeze.

Additional Features: Ceiling fans throughout the home, fully screened windows, solar hot water, and 2.5kw solar panels contributing back to the grid ensure comfort and sustainability.

Outside Features:

Sheds: Tenants will have access to one of the double bay sheds, perfect for parking or storage!

Carport: A 9m x 3.5m fully covered carport with approximately 3.3m clearance for a caravan offers additional sheltered parking space.

Bore: Benefit from a registered bore for external watering, ensuring lush gardens and lawns year-round.

Fencing: The property is fully fenced, providing privacy and security for residents and their pets.

Rental Details:

Rental Rate: \$550.00 per week.

Bond: A bond of \$2,200.00 is required upon securing the property.

Availability: Available Now!

Lease Terms: A 6-month lease is on offer for the right applicant. Please note that at this time, no further lease will be offered after this term.

Application Process: Interested applicants are encouraged to apply via the realestate.com listing. Please be advised that applications will undergo thorough review based on key indicators such as a rent-to-income ratio of at least 30% and a positive rental history. An in-person viewing of the property is mandatory before approval. NO sight unseen applications will be entertained. Don't miss this fantastic opportunity to immerse yourself in the coastal lifestyle you've always desired. Submit your application and schedule a viewing to witness the property's allure firsthand. For further inquiries please feel free to contact us directly.

Note: Interested parties should ensure they meet the application criteria when submitting their application.

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.