

9 Sturt Street, Leichhardt, Qld 4305



House For Rent

Tuesday, 14 May 2024

9 Sturt Street, Leichhardt, Qld 4305

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 617 m2

Type: House



Leasing Consultant
0732940099

\$440 per week

This lovely three bedroom home has just become available and will be ready for new tenants by 17th May 2024. Offering:

- * 3 good sized bedrooms (built in robes in two bedrooms)* Large, spacious living and dining area with reverse cycle air-conditioner to keep you comfortable all year round* Good sized modern kitchen with gas cook top and large pantry*
- Neat and tidy main bathroom with shower over bath plus separate toilet* Internal laundry room * RAMP access to the back yard and clothes line* Polished timber floors throughout* Garden shed and rain water tank* Fully fenced block * Pets on application and approved at the owners discretion Conveniently located just a short walk to the local railway station and/or bus stops. Close to shops, local primary schools (public and private) and child care centre. Just a short drive to Amberley RAAF base and just a few minutes to the CBD.

Thank you for your email. Please take note of the availability date on the property advertisement and below points. We are requesting that applications are placed prior to any viewings for this home. Viewings for all of our properties are by appointment only. 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 cannot 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 cannot 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 cannot 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 APPLICATIONS