

**38 Porter Street, Moama, NSW 2731**

**CENTURY 21**

## House For Rent

Thursday, 11 July 2024

38 Porter Street, Moama, NSW 2731

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tara Apps

0439272024

**\$490 per week**

Welcome to this charming property ideally located close to the Moama Town Centre. This residence boasts three generously sized bedrooms, making it a perfect fit for a young couple or family. The well appointed bathroom features a separate spa bath, adding an element of relaxation and convenience, perfect for unwinding after a long day. The galley kitchen and meals area is packed with storage options and comes complete with an electric stove and gas cook-top. The formal lounge and entrance way area serve as the heart of the home, offering plenty of room for larger furniture, making it an ideal setting for family gatherings and entertaining. The property comes equipped with a Rinnai gas heater in the main living area and a ducted evaporative cooling system throughout the property, ensuring a comfortable indoor climate year-round, whether you're staying warm in the winter or keeping cool in the summer. Sitting on an 747m<sup>2</sup> allotment, with rear yard access to the laneway, making it easy to navigate and access additional parking or storage. Additionally, there's a spacious shed with a concrete floor, perfect for use as a workspace or for storing tools and equipment and a secondary secure lock up shed for boat or caravan storage. The practicality of this home is further enhanced by the double carport. Bond: \$1960.00

"To book an inspection for this property, please submit an application online by clicking the 'Apply' button on the REA page. Alternatively 'email agent' for an application form. Please note you must submit an application to attend an inspection."

**HOW TO APPLY FOR PROPERTY:** Apply online and enter your details and submit to [leasing.echuca@century21.com.au](mailto:leasing.echuca@century21.com.au) Alternatively you can collect a paper copy of our application form from our office at 128 Hare Street Echuca, or have one emailed to you. You must provide two forms of ID to go with either your electronic or hard copy application. Once the application has been received by our office you will be notified of the next intended inspection date and time once confirmed.

**IF YOUR APPLICATION IS SUCCESSFUL:** You will be required to pay one weeks rent within 24 hours to secure the property. Once an in going date has been agreed your leases will be drawn up and you will be notified to come into the office to pre-sign. Prior to and no later than collecting keys on your ingoing date you will be required to pay a further two weeks rent and bond. If this is paid via direct deposit it must be paid in full (cleared in trust account) prior to the moving in date. Leases, Rent & Bond must be complete before keys are handed out for the property.

**IF YOUR APPLICATION IS NOT SUCCESSFUL:** You will be notified via email, your application will be filed but only kept for 2 months. Please note that there is no time frame of knowing when the property will be leased. The rental provider/landlord makes the final decision on an applicant and most of the time we are not given a reason why you were not successful.