

Leased

## Merredin



### Cosy home with Modern Kitchen

Through the entry way, you walk into the large carpeted lounge area which is serviced by a split system air-con.

Through the lounge you walk into the updated kitchen/dining area. Here you have a gas stove top and electric oven. Plenty of storage with both over head and under bench storage plus a large pantry.

The main bedroom comes off the front lounge area and a minor bedroom is off the entry way.

Down to the rear of the home is a small room which has access to the third bedroom/study and the bathroom plus a sliding glass door to the rear patio. The bathroom consists of a shower, toilet and vanity unit. Rear yard is fully enclosed.

To the rear yard you have a large enclosed patio area. Off the patio is the laundry room.

There is a large workshop/garage which has rear access from the laneway. The workshop has concrete flooring, power, a wood fire place and even ceiling fans. There is also a small garden shed to the rear yard as well as a single garage to the front yard. A second toilet is located to the rear of the enclosed patio area.

The home is serviced by scheme water and a split system to the lounge. There are also two hot water systems for your comfort – gas and solar!

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**Price** \$240 Per Week  
**Property Type** Rental  
**Property ID** 1123

#### Agent Details

Jo Tarry - 08 9574 2917

#### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



You also have solar panels to the roof to reduce power bills.

Small pets will be considered upon application.

Property is available late June to early July.

Please note that viewings are by appointment only on Thursdays each week.

Please be aware that if you are interested in viewing any rental properties managed by our agency you will first need to contact the office on 9574 2917 and request a "Pre-Application Form" be sent to you. You will need to complete this form and be approved by this office before you can make an appointment to view any of the available rental properties.

Please note that viewings are by pre-booked appointment only and we do not give out the addresses of vacant rental properties for security reasons - you must have your Pre-Application approved first and then have an appointment booked to view the property with the Property Manager.

If you are approved to move into any of our rental properties you will be required to pay 4 weeks rent as bond, 2 weeks rent in advance, if you have pets the \$260 pet bond before you collect the keys for the property. Minimum lease term offered is 6 months.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.