

Leased

# Merredin



## Massive Family Home

On entry, you walk into the large front lounge area which is serviced by a wood fire place. This area wraps around into the dining area which leads to the kitchen.

The kitchen has electric cooking, a dishwasher, plenty of bench space and lots of storage with both under bench and overhead cupboards.

To the right of the home, you have a separate games room which leads to the large master bedroom with built in robes and its own en suite. The en suite features a shower, toilet and basin.

Off the games room is the laundry room.

Down the hall (left side of the house), you have 3 further well sized bedrooms (two of which have built in robes), a separate toilet and the main bathroom which consists of a vanity unit, a bath tub and a separate shower.

To the rear of the home, you have a large patio area, bird aviary and large enclosed yard. Side access through gates and a single garage.

Easy care gardens throughout and a single carport to the side of the house.

Pets will be considered upon application.

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

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**Price** \$400 P/Week  
**Property Type** Rental  
**Property ID** 1267

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

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



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.