

Leased

## Merredin



### Spacious 3x1 on a quiet street

3 bedrooms x 1 bathroom with good sized living space.

All bedrooms are carpeted and serviced by the ducted evaporative air conditioning. The master bedroom has a built in wardrobe.

The lounge room to the front of the house is carpeted and has a slow combustion fireplace to keep you warm. This leads you through to the dining room and into the large kitchen area which has lots of cupboard space and a dishwasher! Plus nice white cupboards and gas stove and oven.

The bathroom is very nicely appointed with a corner shower and toilet included & has recently been renovated.

The whole house is bright and white with lots of French doors making the place very homely.

The laundry leads out onto the rear paved patio area and in the rear yard there is also the single garage/workshop/shed and a garden shed.

There is also a double carport so you can park in the shade and keep your cars cool in summer!

 3  1  2

Price	LEASED
Property Type	Rental
Property ID	1388

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

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



**CURRENTLY TENANTED. Available 1st April 2023**

**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.**

**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.**