

Leased

## Merredin



### Close to Hospital & Amenities

This tidy 3 bedroom home plus office is in a good location close to the school and the hospital and walking distance into the main street of town.

On entry, you walk into the large, carpeted lounge room which is serviced by a fire place. One wall also has a large built-in shelving unit. Through here, you have the open kitchen/dining area. The kitchen consists of gas cooking, a breaky bar and plenty of storage space.

Down the hall, all the bedrooms have carpets as well as ceiling fans. The master bedroom is a good sized room and the third bedroom leads you into the rear fourth bedroom/study.

The bathroom is tiled with a corner shower fitted and large vanity unit.

The large laundry is to the rear and has a separate toilet.

The house is serviced by an evaporative air-con and an electric hot water system.

There is a small rear verandah which leads out to the yard and extends into the larger back yard section which you can also access through the side gates. Shed to rear also available for use.

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**Price** APPLICATION  
PENDING

**Property Type** Rental

**Property ID** 1447

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



There is a carport out the front so you can park in the shade and the front yard is fenced off with gates.

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.