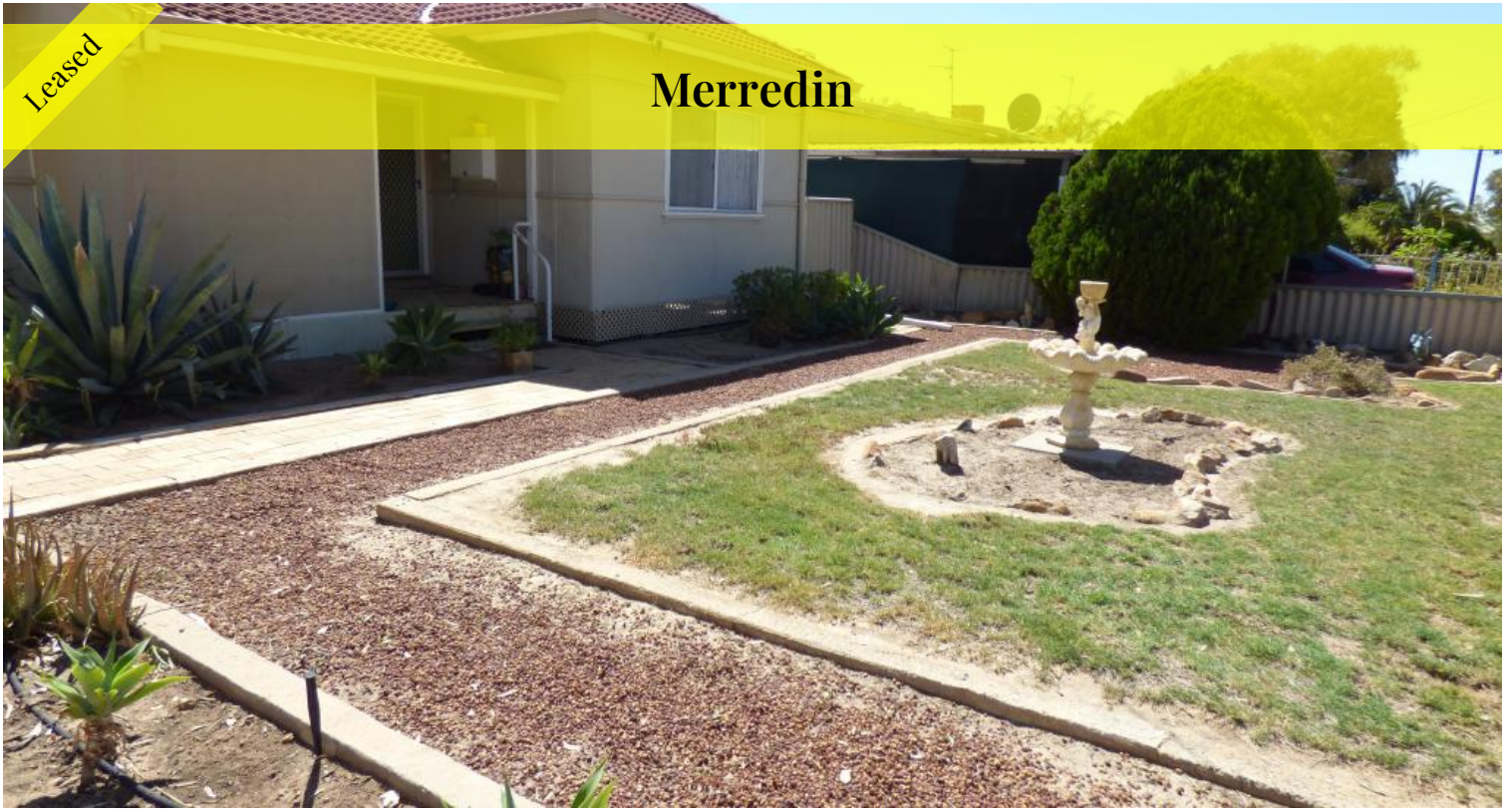


Leased

Merredin



Tidy home on a quiet street

On entry, you walk into the carpeted lounge area. Through to the hall you have a well sized front main bedroom and two minor rooms.

The bathroom is at the end of the hall and consists of a shower over the bath and a vanity unit for storage.

The kitchen is towards the rear of the home with gas cooking.

Laundry and separate toilet are at the back of the home and have access to the rear yard.

Both the front and rear yard are easy care having retic throughout. There is a small patio area semi-enclosed with shade cloth to keep you cool in the summer.

A drive through carport leads from the front to the rear where you also have a large powered 6m x 6m shed/garage. Rear yard is fully enclosed.

Property is serviced by scheme water, an electric hot water system and ducted air-conditioning throughout.

Outside pets will be considered. Property is available from 31st August 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

 3  1  3

Price

APPLICATION
PENDING!

**Property
Type**

Rental

Property ID 1468

Agent Details

Jo Tarry - 08 9574 2917

Office Details

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



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.

Please be aware that upon viewing properties, you are viewing the condition/state of the property as it is at the time, unless otherwise stated by the Property Manager on the day.

Property is on gas bottles and this is the tenants responsibility to arrange. Power is also the tenants responsibility to contact Synergy to open an account, it is advised by the agency to have this connected upon being approved for the property to avoid delays in connections.

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.