

Leased

## Merredin



### Tidy 3 Bedroom Home

On entry, you walk into a long hallway with polished timber floors. To the right, you have the front facing lounge room which could also be used as a bedroom.

To the left you have the first two bedrooms with polished timber floors and window treatments.

In the middle of the home, is the large kitchen/dining area. The kitchen consists of under bench and over head storage and gas cooking.

The third bedroom comes off the kitchen area.

To the rear, there is an enclosed patio area with large windows that overlook the rear yard. Off here, you have the laundry to the right and the bathroom area on the left.

When entering the bathroom, you have a hall area which is perfect for storage, a separate toilet and then a separate room which consists of a shower over the bath and a vanity unit.

The sliding glass doors of the rear enclosed patio lead out into the low maintenance rear yard which includes a free-standing carport.

The home is serviced with evaporative air conditioning, a gas instantaneous hot water unit and a gas bayonet fitted for heating.

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<b>Price</b>	LEASED!
<b>Property Type</b>	Rental
<b>Property ID</b>	1471

#### Agent Details

Jo Tarry - 08 9574 2917

#### Office Details

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



Pets will be considered upon application.

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. 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.

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.