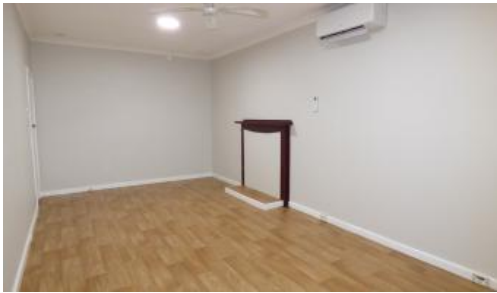
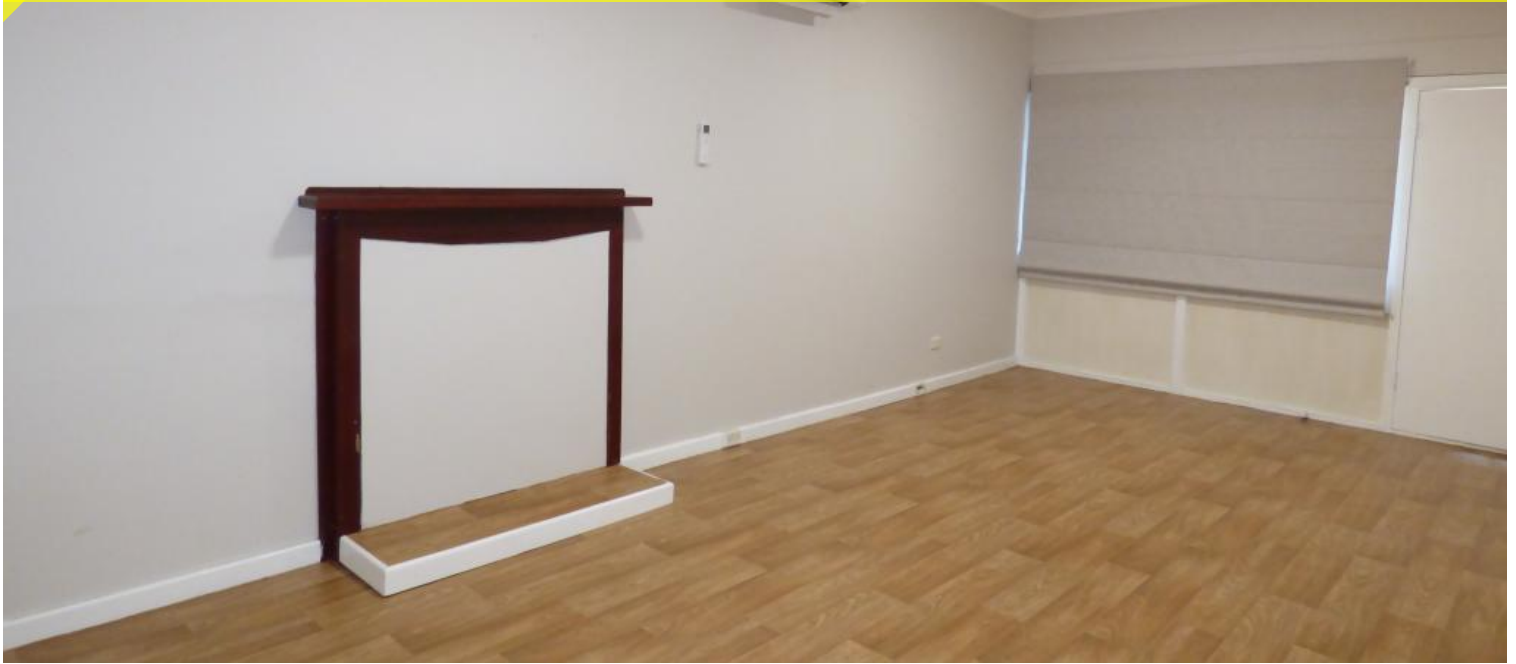


Leased

## Merredin



### Renovated 3 Bedroom Home

This 3 bedroom, 1 bathroom home is available from mid November!

The house has a fresh coat of paint throughout and brand new flooring to the lounge, bedrooms and kitchen.

All three bedrooms are of good size and all have built-in robes. The main bedroom (larger of the three) has a split system air-con.

To the front of the home you have a large lounge room which is serviced by another split system air-con and ceiling fan. The kitchen/dining is BRAND NEW with new bench tops and cupboards. Here you also have a tall pantry cupboard and gas cooking.

The bathroom is located to the middle of the home with a shower over the bath and a new vanity unit.

Off the kitchen, to the rear of the home is the laundry area and separate toilet.

To the rear yard, you have a deck space and easy care gardens. A single carport is located to the side of the house.

New window treatments have been installed throughout.

Scheme water and a gas hot water system services the home.

Pets will be considered but no cats.

Please note that viewings are by appointment only on Thursdays each

 3  1  1

**Price** APPLICATION  
PENDING

**Property Type** Rental

**Property ID** 1496

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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



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.

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.