

Leased

## Merredin



### Large Brick Family Home!

Located in a great area, this brick 4 bedroom, 2 bathroom is ready for its new tenants!

Enter through the front door, into the formal entry way which has tiles and a linen cupboard. On your right is the front lounge room which has further storage. Through the front lounge, is the formal dining area which has access to the rear yard via sliding door.

The dining room wraps around into the large kitchen area. Here you have a double sink and an island bench with storage and your electric cooktop. The large double pantry has plenty of storage. The wall oven is electric. The kitchen overlooks the family area which is serviced by a fire place and also has access to the rear yard via sliding door.

At the front of the home to the left of the entrance, you have the large main bedroom which features a walk-through robe that opens into your ensuite. The ensuite consists of a shower over the bath, basin and toilet.

Down the first hallway you have your large laundry which has yet another rear access door. Down your second hallway (off the family room), you have your 3 minor bedrooms. All of which are carpeted and have built-in robes.

The main bathroom is of good size with a large vanity unit and large shower over the bath. The separate toilet is off the hallway. Floor to

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Price

UNDER  
APPLICATION!

Property  
Type

Rental

Property ID 1521

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

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



ceiling linen cupboards are located in the hallway.

To the rear yard you have a large patio area and rear access gates for your convenience. The front and rear yards are low maintenance. The external room is not included.

A single carport is at the front, and you have security doors throughout.

The home is serviced by scheme water and evaporative air-con.

Pets are 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.