

Leased

## Merredin



### Neat and tidy 3 bedroom home in good location

With a huge back patio!!

This tidy home is located next to the school and features a front lounge room with split system air conditioner (plus the house is serviced by an evaporative air conditioner as well). Modern kitchen with lots of cupboards and gas oven and stove.

Master bedroom at the front of the house, second bedroom close by and third bedroom is at the rear of the house, all bedrooms have evap air conditioning and carpets.

The bathroom has the shower over the bath tub and separate toilet and both are off the laundry in the middle of the house. The laundry has a bench space and sink.

Third bedroom is off the rear sitting area and would be perfect for a study.

Huge paved patio out the back and two small garden sheds with fully enclosed rear yard. Side access is via the gates. Low maintenance yards to front and back.

Pets may be considered upon application.

 3  1

**Price**

APPLICATION  
PENDING

**Property  
Type**

Rental

**Property ID** 1712

#### Agent Details

Jo Tarry - 08 9574 2917

#### Office Details

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



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.