

# Merredin



## Tidy 3 x 1 located in a quiet street

Upon entrance, to the left you have the large front lounge area which is serviced by a gas heater. This area wraps around into the tiled dining area.

Through to the functional kitchen, you have plenty of storage space with a single door pantry and overhead cupboards. Featuring electric cooking.

To the right of the property, down the hall (which has 2 sets of linen cupboards), you have 3 well sized bedrooms that are all carpeted and include large built-in robes.

A tidy bathroom with a separate shower and bath. A separate toilet is located off the hall.

The laundry area is located off the kitchen and has access to the rear yard.

Fully enclosed rear yard with double access gates from the front of the house. Single, powered garage also available.

Gardens throughout which are all reticulated for easy maintenance.

House is serviced by a gas hot water unit and evaporative air-conditioning.

All windows and doors throughout have security screens.

 3  1  1

<b>Price</b>	\$400 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	1756

### Agent Details

Jo Tarry - 08 9574 2917

### Office Details

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



Pets 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.

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.

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.