

Leased

# Merredin



## Quality Family Home in a Good Location

This large brick and tile home includes 4 bedrooms and 2 bathrooms with 2 living areas (open plan kitchen / dining and family room with timber floors plus a formal lounge room with good quality carpet) and a nice rear patio area.

The kitchen is also very well appointed, modern and quite large with built in electric oven and stove top, dishwasher and heaps of cupboard space.

The main bedroom features a huge walk in robe and a semi-ensuite bathroom (with shower) which the fourth bedroom also leads into.

All bedrooms are good sizes and neat and tidy with carpeted floors, window treatments and ceiling fans.

The second bedroom is next to the second bathroom and the third bedroom is located just off the kitchen.

The house is serviced by ducted reverse cycle air conditioning and a solar hot water system.

Easy maintenance back yard with a small garden shed and a two car carport to the side of the house.

 4  2  1

<b>Price</b>	\$380 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	180
<b>Land Area</b>	0 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



A nicely presented front yard with native plants and graveled areas plus a nice front porch sitting area.

Also a large rear colourbond shed fully secured with concrete floor.

No pets and no smokers under any circumstances.

Only perfect tenants with excellent references will be considered for this property.

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.