

Leased

# Merredin



## !! LEASED !!

This immaculately presented home boasts an open plan kitchen/dining/lounge room space. The kitchen has plenty of storage space and is serviced with an electric stovetop and oven and inbuilt microwave.

The master bedroom has a large walk in robe and ensuite which includes a double vanity, dual shower, separate toilet and spa bath.

All of the spacious bedrooms are carpeted and have built in robes.

The house is serviced by ducted reverse cycle air conditioning, gas solar hot water unit, 5kw Solar panel system and a 132,000L water tank to water the lawn and gardens with. The property is on scheme water.

The main bathroom has a separate shower and bath with the toilet being just off the hallway.

The dining area opens out onto an oversize patio space and massive rear yard which boasts a play area, underground trampoline and fully fenced pool area.

Two bays of the large shed and a ride on lawn mower can be used by the tenant. Outside pets will be considered - Non smokers.

Please note that viewings are by appointment only on Thursdays each week.

Please be aware that if you are interested in viewing any rental

 5  2  3  2.62 ac

|                      |                |
|----------------------|----------------|
| <b>Price</b>         | \$500 per week |
| <b>Property Type</b> | Rental         |
| <b>Property ID</b>   | 617            |
| <b>Land Area</b>     | 2.62 ac        |

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



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.