

Leased

## Merredin



### Updated 4 x 1 on Corner Block

Available in late August is this renovated 4 x 1 home.

Located on a corner block, in a good street, you have rear access gates to drive through.

Well presented gardens to the front and back will require a keen gardener to look after.

Through the front door, you walk into the open plan kitchen/living/dining area. The functional kitchen includes both under bench and over head cupboards and gas cooking.

Off the kitchen, you have the master bedroom with huge timber robes and a ceiling fan.

To the left side of the house, you step down into 2 good sized bedrooms which are both carpeted.

At the rear of the house you'll find a fourth bedroom with a large built-in cupboard, the laundry area which has both bench and storage space, plus a very tidy bathroom featuring a shower over the bath, a vanity unit and toilet.

Through to the rear yard, you'll find a large patio area with a large bird Avery for your use, a sand pit and cubby house for the kids and a single garage plus single carport. Both the front and rear yards are fully enclosed.

 4  1  1

**Price** !APPLICATION RECEIVED SORRY!

**Property Type** Rental

**Property ID** 725

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



This property is serviced by ducted air-conditioning and a gas hot water unit.

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.