

Leased

## Merredin



### Big old 3 bedroom home with rear games room

In a great location this old house features a formal entrance with floorboards that leads you into the front lounge room that has polished floors and a fan forced slow combustion fireplace to keep you warm.

Through to the huge kitchen which has below bench cupboards, a gas oven and stove, and a huge alcove for your fridge or pantry cupboards to go in, plus off the kitchen is a large dining room area.

The large master bedroom is also at the front of the house with an old built in robe and semi-ensuite bathroom.

The bathroom features a separate shower and nice corner bath tub and has a second entry door leading into the dining room area (or could be a games room or play room).

The second and third bedrooms are smaller at the rear of the house.

Large rear laundry with lino to the floors.

Huge rear paved patio area which leads you out to the long carport down the side of the house.

Out the back is an external shed/games room, small water tank and

 3  1  2

**Price** !!! APPLICATION RECEIVED SORRY !!!

**Property Type** Rental

**Property ID** 779

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

Tony Maddox Real Estate  
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through to the rear section of the block you will find the huge 10m x 5m shed which is available for use.

Ducted evaporative air conditioning services the house and solar hot water.

Pets will be permitted for tenants with good references.

Available early February.

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.