

Leased

## Merredin



### 3 x 1 family home with good sized bedrooms

To the front of the property you have a large lounge room which has carpet throughout and a gas connection for a heater in the colder months. From this room, you lead into a small, separate dining area with lino flooring.

Through to the kitchen area you have ample cupboard and storage space with long benches and overhead cupboards and a gas stove and oven.

A large double door linen cupboard is located on entrance to the property.

The large master bedroom is located to the front of the house with carpets throughout. The two minor bedrooms are of good sized and also have carpet.

An older styled bathroom is to the rear of the house with a separate shower and bath tub, a vanity unit and overhead storage.

The small laundry area is located off the kitchen.

To the rear of the property you have a single, powered garage with concrete flooring. The rear yard is fully enclosed and has easy care gardens.

A paver patio area to the rear yard is great for summer BBQ's.

This property is serviced by an evaporative air-conditioner and gas hot

 3  1  1

**Price** APPLICATION RECEIVED!!!  
**Property Type** Rental  
**Property ID** 78

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

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



water unit.

Available 2nd November 2017.

Pets may be 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.

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.