

Leased

## Merredin



### Spacious 4 Bedroom Home

This large family home features a carpeted front lounge room with a tiled fire place and split system air-conditioner which flows through to the combined kitchen/dining area.

The kitchen has been updated and has plenty of storage space and electric cooking.

From the dining area, you walk into the small hallway where you have a large master bedroom that is serviced by a split system air-conditioner and the second bedroom which is of good size.

Down the hall is a second living area with a split system air-conditioner that has the bathroom and bedrooms 3 and 4 off to the right.

The bathroom features a shower over the bath and large vanity unit with over head storage.

To the rear of the house, you have a long storage room and a separate toilet to the end.

Large rear entertaining area with an external laundry off to the right and a double carport and large, separate games room to the left.

Large, semi enclosed rear yard. A second block is located to the rear with two small garden beds and a clothesline. A bird aviary is available for tenant use if they wish.

Solar hot water system, scheme water and evaporative air-conditioner

 4  1  2

**Price** \$350 Per Week  
**Property Type** Rental  
**Property ID** 865

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

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service the property.

Green thumb tenants only as a large garden is to be maintained.

Outside pets will 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. Minimum lease term offered is 6 months.

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.