

Leased

## Merredin



### Quaint & Colourful Brick Home

This tidy 3-bedroom, brick home located on the north side of town in a quiet street and is available to rent now!

On entrance, you walk into the front lounge area which opens up into the open kitchen/dining area through double sliding doors.

The kitchen has gas cooking and ample storage space with both overhead cupboards and a large pantry.

The hallway has 3 well sized bedrooms, all with built-in double wardrobes and ceiling fans. Double linen cupboard in the hallway also.

The bathroom is tidy with a vanity and separate shower and bath.

A separate toilet is located off the hall, just next to the laundry which has direct access to the rear yard.

A small patio is located to the side of the house. The rear yard is fully enclosed and has a side access gate next to the single carport. A small garden shed is available for tenant use. Easy care front and rear gardens.

The house is serviced by scheme water, gas hot water unit and evaporative air-con.

Pets will be considered upon application.

Please note that viewings are by appointment only on Thursdays each

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<b>Price</b>	LEASED!
<b>Property Type</b>	Rental
<b>Property ID</b>	903

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

Tony Maddox Real Estate  
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08 9574 2917



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.