

Leased

## Merredin



### Home on 5 acres with A/C throughout

This home features a front lounge room with has an abundance of storage with 3 double floor to ceiling cupboards (plus another single). This area is serviced by a split system air-con.

Master bedroom is located off the lounge and at the front of the property. This area is also serviced by a split system air-con and has a walk-in robe and ensuite.

The kitchen is at the rear and has gas cooking and plenty of bench and cupboard space. You step up from here into the dining area which has sliding door access to the rear yard and another split system is found here.

Two minor bedrooms are located down the hall (off the lounge area) and are both serviced by split system air-cons and have built-in robes. The main bathroom is off the hall and has a vanity, toilet and separate shower. Two more linen cupboards are in the hall way.

Exterior laundry is located off the rear patio area.

Single carport and 3 bay shed for use.

Property is serviced by an electric hot water system and is located on approx. 5 acres.

Outside pets will be considered upon application.

Available now.

 3  2  1

**Price** \$350 Per Week  
**Property Type** Rental  
**Property ID** 926

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



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.