

Leased

## Merredin



### Large 4 Bedroom home with POOL

On entry, you walk into the large carpeted living/lounge area. Off here, you have 2 large bedrooms both with built-in robes.

Down the hall, you'll find your 3<sup>rd</sup> bedroom with hard floors and the main bathroom with double vanity, bath and separate shower. The second toilet is off the hall way and the small vanity and basin is found in the passage way. You'll also find the laundry tucked away which has access to the side garden/yard area. A massive walk-in linen cupboard is also off the passage way.

To the rear of the house, you have the kitchen with small dining/study area. Here you have gas stove top, electric oven and plenty of storage with not only under bench storage but a large double door pantry.

Off the kitchen to your left, you have a second living area or formal dining. Leading off here you have the large master bedroom which has a walk-in robe and ensuite bathroom.

The rear yard is fully enclosed and has an enclosed patio area. You have side access gates which allow you to lock your car in or drive it into the double garage/shed.

To the side of the house is a fenced off pool area.

Double carport is located to the front of the property.

Property is serviced by a solar hot water system and reverse cycle air-

 4  2  4

**Price** \$360 Per Week  
**Property Type** Rental  
**Property ID** 969

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

Tony Maddox Real Estate  
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Australia  
08 9574 2917



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Pets 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.