

Leased

## Merredin



### Updated 4 bedroom home

This recently renovated 4 bedroom 1 bathroom home is available now!

Located on a quiet street, this property is situated on a large block with single carport and small shed.

On entry, you walk into the open plan kitchen dining area. The kitchen has been updated and includes an island bench and gas cooking. From the kitchen you walk through the dining area and down into the sunken lounge room. The lounge has carpet and is serviced by a split system air-conditioner and wood fireplace!

Off the lounge room are two minor bedrooms – one would be perfect for a study.

The laundry and bathroom are located off the kitchen area. The bathroom includes a shower over the bath, a vanity and toilet.

Off the kitchen to the front of the home & down the hall is the main bedroom, along with another minor bedroom. A double door linen cupboard is in the hallway.

To the rear of the home, you have a patio area and an outdoor toilet. The fences are not suitable for dogs.

The yard is large and will require some effort to maintain. Rear gates off a lane way for easy access.

The home is serviced by scheme water and a gas hot water system.

4 1 1

<b>Price</b>	LEASED!
<b>Property Type</b>	Rental
<b>Property ID</b>	1410

#### Agent Details

Faith Kelly – 08 9574 2917

#### Office Details

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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.