

Leased

Merredin



Beautifully presented in fantastic location

This very neat home features a carpeted front formal lounge room with a split system air conditioner.

Central family room with timber laminate floors and sliding door out to rear patio.

Modern kitchen with plenty of bench space, lots of built in cupboards as well as a pantry cupboard and built in electric oven and electric induction stove top.

Master bedroom at the front of the house with thick carpets, walk in wardrobe / dressing room, plus fully tiled large Ensuite bathroom with a large corner shower unit.

The second bedroom is off the family room, also carpeted and has a large walk in robe / dressing room area as well with modern built in cupboards and drawers plus a desk space.

The third and fourth bedrooms are off the main lounge room, both are carpeted and both have their own split system air conditioners.

The main bathroom is to the rear of the house through the large laundry room with separate toilet.

The bathroom features a built in bath tub & shower and is tiled floor to ceiling.

Out the back is a lovely tiled back patio area that overlooks the

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Price	LEASED
Property Type	Rental
Property ID	1452

Agent Details

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gravelled back yard and garden beds. There is a paved pathway leading to the large rear shed.

There is also an external room off the back patio perfect for storage or an outside craft room.

The front garden is super low maintenance with extensive gravel areas and very tidy garden beds plus a fully fenced secure front yard.

The house is serviced by three split system air conditioners and an electric hot water system PLUS solar panels on the roof to save on your power bills.

Property will be available from the 1st August 2023.

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.

Please be aware that upon viewing properties, you are viewing the condition/state of the property as it is at the time, unless otherwise stated by the Property Manager on the day.

Property is on gas bottles and this is the tenants responsibility to arrange. Power is also the tenants responsibility to contact Synergy to open an account, it is advised by the agency to have this connected upon being approved for the property to avoid delays in connections.

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.

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.