

Leased

## Merredin



### Large 4 Bedroom home with a pool & large shed!

**AVAILABLE END OF JUNE 2024.**

On entry, you walk into the large carpeted living/lounge area. Off here, you have 2 large bedrooms both with built-in robes. You'll find your 3<sup>rd</sup> bedroom just off the long passage way with hard floors.

The main bathroom has a double vanity, bath and separate shower. With a second toilet down the hall, with a separate wet area. You'll also find the laundry tucked away which has access to the rear yard. There is also a large walk in linen cupboard off the hall.

You have a large well lit kitchen with small dining/study area attached. The kitchen has a gas stove top, electric oven and plenty of storage with not only under bench storage but a large double door pantry to the dining area.

Off the kitchen, 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 an enclosed patio area. You also have side access gates.

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

Double carport is located to the front of the property.

The property is serviced by a solar hot water system and reverse cycle

 4  2  4

**Price**

APPLICATION  
PENDING

**Property  
Type**

Rental

**Property ID 1624**

#### Agent Details

#### Office Details

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



air-con.

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 or [info@asktonym.com.au](mailto:info@asktonym.com.au) and request a “Pre-Application Form”. You will need to complete this form and be pre approved by our office before you can make an appointment to view any of the available rental properties.**

**Bond details - You will be required to pay 4 weeks rent as bond, 2 weeks rent in advance, if you have pets the bond will be an extra \$260. This must be paid before keys will be handed over.**

**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.