

Leased

Merredin



Modern Family Home

Located in a quiet street on the North side of town, this home is looking for it's new tenants.

Sit on your front deck and watch the world go by!

Upon entry you walk into the front lounge room which is serviced by a fire place and a ceiling fan. Here you have carpets and window treatments.

The lounge room flows into the updated kitchen area which boasts modern cupboards, a dishwasher, gas cooking and is serviced by a split system air-con.

The main bedroom is large and has a wall full of floor to ceiling storage. This room is also serviced by a split system air-con and has carpets. Three minor bedrooms are all off the kitchen and rear hallway, all with carpet. Bedroom 4 includes a split system and bedroom 2 & 3 have built in robes.

At the rear of the home you have the updated bathroom featuring a large vanity and separate shower. The toilet is located off the rear passage way. The rear passage way is large enough for further storage.

A large semi enclosed patio area is at the rear of the home and also includes the laundry off to the side. The patio area has a ceiling fan and concrete floors and is perfect for entertaining all year round! A shaded

4 1 1

Price

APPLICATION
PENDING!

Property
Type

Rental

Property ID 1636

Agent Details

Faith Kelly - 08 9574 2917

Office Details

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



area is off the side of your home and perfect for the kids play area, or for all your plants.

The double carport is well sized and allows plenty of room for your car/s. The rear yard is fully enclosed and has easy maintenance yards.

The property is serviced by scheme water, gas bottles and has a small rainwater tank to assist with the yards. Solar panels are a great addition for reducing your energy bills.

Large shed to rear for tenant use.

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.

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.