

Leased

## Merredin



### Applying for a Rental Property

Please be aware you are required to fill in a pre-approval application prior to property viewings.  
For further information please read the property blurb or contact our office:  
**08 9574 2917**  
or request a form via email:



### Charming 3 bedroom Cottage with Study

This beautiful railway cottage has been given a facelift and is ready for its new tenants!

Upon entry, the hall leads you to two carpeted bedrooms, one of which is serviced by a split system air-con. Opposite the first bedroom is your front-facing lounge room. The lounge is of good size and has a gas port to keep you warm in the winter.

Down the hall is the kitchen featuring a near new gas oven/stove, plenty of bench space plus room for additional storage or a small dining table.

Off the kitchen is your third bedroom. New curtains have been installed throughout the home.

To the rear of the home is your bathroom, and separate toilet which are accessed off the rear verandah. The bathroom includes a shower over the bath and a vanity unit with additional storage above.

The front verandah wraps all the way around to the rear and has a side gate to keep your pets secured.

The yard is fully enclosed and has side access via the gates to secure your car.

Solar hot water system & scheme water service the home. The solar panels are the perfect addition to assist in reducing your power bills.

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Price	\$350 Per Week
Property Type	Rental
Property ID	1744

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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



Pets are welcome.

One large double carport is located to the rear of the home, plus additional garden sheds and a green house for the plant lover. External laundry located to the rear yard.

To the rear yard there is an additional room, perfect for storage or a kids games room.

Please note the fireplace to the lounge room and metters in the kitchen are not permitted to be used.

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.