

Leased

Merredin



Large Farm House

Located on a large block of nearly 2 acres, this home is available for rent now!

This home is large in size and perfect for a family! On entry from your front porch, you have a formal entry way which gives way to your carpeted bedroom to your left (this room has access directly into your large sleepout). The sleepout would be perfect for a study or play room. On the right of the hallway is the large lounge room with timber floorboards. This room is serviced by a large fireplace.

Further down the hallway is your second bedroom with two wardrobes for your convenience. This room also has access to your sleep out.

To the middle of the home is the formal dining (or sitting room - whatever suits best). This room also has timber floorboards and is serviced by both a fireplace and split system air-con.

Off the dining area is a large hall space with additional storage that gives way to your third bedroom and the bathroom. Your third bedroom is also carpeted. The bathroom is large in size and features a toilet, bathtub, corner shower and vanity unit.

At the rear of the home is your large kitchen. The kitchen features plenty of storage, a dishwasher and electric cooking. The oven is placed at a convenient height. Two fridges are available for use. The large pantry includes shelving to assist in storing food, and additional kitchen

3 1 2 8,457 m2

Price	\$550 Per Week
Property Type	Rental
Property ID	1793
Land Area	8,457 m2

Agent Details

Faith Kelly - 08 9574 2917

Office Details

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



appliances.

The rear yard includes verandahs and has access to your exterior laundry area. Here you also have a second toilet. A firepit is available for winter entertaining.

The shed is lockable with concrete flooring to store a car or tools. Paddocks to the rear would suit a few sheep or goats to assist in keeping the weeds down.

Pets are welcome.

Located within walking distance of local cafes, IGA and doctors.

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.