

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:



### Cottage Home

To the front of the house you walk into your large lounge room and have the main bedroom nestled to the left. Both in neat condition with neatly painted walls and a ceiling fan to the main bedroom. The lounge area is serviced by a box air-con unit.

The kitchen includes gas cooking, single sink, under bench cupboards and over head shelving.

The bathroom not only includes a shower but also a bath! In a centrally located position in the house and with plenty of room for further storage. Not far from the bathroom is the second bedroom which is carpeted and well lit.

The the back part of the house, you have a good sized laundry, separate toilet and a study.

To the rear you have a entertaining space under the rear patio and a large rear yard that has lane way access from the back, plus a single carport to the left of the home.

The block is 1012m2 and the home is serviced by scheme water. Easy care yards throughout.

 2  1  1

<b>Price</b>	\$360 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	1804

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
66 Barrack St Merredin, WA, 6415  
Australia  
0895742917



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.