

Leased

## Merredin



### 3 Bedroom 1 Bathroom Duplex

This tidy 3-bedroom, 1-bathroom duplex offers comfortable, low-maintenance living. Brand-new carpets have been installed in the bedrooms and lounge to add a fresh touch, while the lounge and main bedroom have been freshly painted.

The combined kitchen and dining area provides plenty of room for everyday meals and is equipped with a gas upright stove oven. The separate lounge offers a comfortable space to relax and unwind.

The bathroom is practical and functional, featuring a shower-over-bath and compact vanity, while a separate toilet located off the laundry adds extra convenience.

Outside, you'll find easy-care gardens that require minimal upkeep, a small garden shed and a hills hoist clothesline. Also a single carport provides sheltered parking and adds convenience.

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.

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**Price** \$385 Per Week  
**Property Type** Rental  
**Property ID** 1960

#### Agent Details

Faith Kelly - 08 9574 2917

#### Office Details

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



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.

After viewing the premises, you'll then need to advise the property manager if you wish to proceed with renting the premises, as your application form will need to be sent to the owner for their consideration.

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, we can request up to \$350 for the 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.