

Leased

## Merredin



### Neat and tidy 2 bedroom X 1 bathroom brick duplex

This little duplex is cosy and secure. Security screens have been fitted to all the windows and doors.

The large split system air conditioner in the lounge room can easily cool the whole duplex and curtains will keep the hot sun out.

Carpeted throughout with lino in the kitchen for easy cleaning. Plenty of cupboard and bench space in the kitchen with a gas upright stovetop and oven.

Tiled bathroom with corner shower and vanity unit, seperate toilet and laundry to rear.

The duplex is serviced with an instantaneous gas hot water system.

Green and lush low maintenance garden and lawns to take care of and a tidy paved court yard in the back yard.

Secure parking for your car down side of the duplex well off the street.

Please note this property is also for sale.

The perfect quiet sanctuary for anyone looking! This little home would suit an elderly couple or someone in town just for work as the very quiet owners live next door and are happy to help to keep an eye on the place if you are only there for work during the week or water the lawns etc.

 2  1  1

Price	\$250
Property Type	Rental
Property ID	550

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
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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.

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.

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.