

Leased

## Merredin



### Close to Merredin College 3 x 1 Rental

Only a 2 minute walk to Merredin College this comfortable 3 bedroom x 1 bathroom is in a great location. The property is serviced with electric cooking and water heating as well as a wood fire place in the winter and Evaporative aircon for the hotter months.

Timber floorboards throughout keep cleaning simple and to the right applicant – pets are allowed inside!

The master and second bedroom feature built in cupboards for great space saving efficiency.

The tiled bathroom features a bathtub and a shower nook. The separate toilet is located off the laundry which has its own access door.

Wood look kitchen comes with plenty of storage space and is serviced with benchtop electric stove cooking and a wall mounted oven for easy access.

Both front and rear yards have established green gardens for the kids to play in! Front yard has half height brick fencing for extra safety and the rear features a generous gable style paved patio space.

Car access to the rear yard possible and garden shed use as well!

Please note that viewings are by appointment only on Thursdays each week.

Please be aware that if you are interested in viewing any rental

 3  1  3

<b>Price</b>	\$280 PER WEEK
<b>Property Type</b>	Rental
<b>Property ID</b>	785

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



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.