

Leased

## Merredin



### Charming Abode

Tidy 3-bedroom home located on a quiet street.

On entrance, you walk into the lounge area which is serviced by a wood fire. To the left, you have the updated kitchen area with plenty of storage with over head cupboards as well as gas cooking.

The kitchen flows through to the laundry area through a screen door and to the rear yard.

To the right of the lounge area, you have a passage way with 2 bedrooms.

Down the hall you have a tidy bathroom with separate shower and a vanity unit. A separate toilet is located at the end of the hall way.

Off the laundry you have the third bedroom, which can also be accessed from the hall way.

The rear yard is fully enclosed and is easy to maintain. A small, semi-enclosed patio is at the back of the house.

A double garage is located at the end of the driveway and has concrete floor, power and an automatic door.

Property is on scheme water and is serviced by a gas hot water system. Evaporative air-con services the whole house.

Please note that viewings are by appointment only on Thursdays each

 3  1  2

<b>Price</b>	\$300 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	851

### Agent Details

Jess Corbey - 0895742917

### Office Details

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



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.