

Sold

## 12 Boyd Street, Merredin



### This house is excellent value for a good sized...

This set and forget investment sits on approximately 752m<sup>2</sup> of land and has had recent vinyl plank upgrades to the kitchen and dining rooms.

This is an older style, very neatly presented home with larger sized rooms.

The front entrance hall has a large linen cupboard for storage and leads you into the lounge room which features a slow combustion fireplace.

There is a separate dining room area with nice blue tile patterned lino just off the kitchen.

The kitchen is centrally located and has heaps of reasonably new cupboard space available as well as a tall pantry cupboard.

There is a gas stove and oven as well as a large fridge recess.

All 3 bedrooms are good sizes and all serviced by ducted evaporative air conditioning and ceiling fans.

The bathroom is small and neat with a separate bath tub and shower.

Separate toilet at the rear of the house and the laundry is centrally

 3  1  1  752 m<sup>2</sup>

**Price** SOLD for \$110,000

**Property Type** Residential

**Property ID** 102

**Land Area** 752 m<sup>2</sup>

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located off the kitchen which has an extra linen cupboard left for tenants use.

Huge rear yard with a paved patio area and single garage plus room to park down the side of the house.

Easy care gardens and overall a very neatly presented home.

This property usually rents for \$220 - \$260 per week.

Viewings are on Thursdays and by appointment only as we must provide notice to the tenants prior to visiting. Weekends may be available for viewing subject to prior arrangement.

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