

Sold

## 4 Ellis Rd, Merredin



HOME OPEN 28th November 2020: 10:45 - 11:15am

REDUCED!!

If you are looking for a house to make your own this is the one for you. Located on a 1156m<sup>2</sup> fenced block it is within walking distance to the Hospital and shopping strip.

The house is positioned to the front of the block allowing for a private back garden and outdoor area.

The kitchen is set away from the lounge and bedrooms and includes a long corner kitchen bench, wall mounted and below bench cupboard storage and 4 door pantry. Still featuring the original metters oven, this kitchen now includes a standalone gas oven and ceiling fan.

The rear room which can be used as a dining room or second lounge has new timber look flooring added and gives access to the rear yard, kitchen, loungeroom and bathroom.

The bathroom has been refreshed with neutral coloured wall and floor tiles and is equipped with a shower of bathtub, vanity unit, toilet and solar hot water.

Walking through into the loungeroom, this space has new carpet, a built-in gas heater, a ceiling fan and allows access to the front entry room as well as the main bedroom.

Bedroom one is centrally located with its own lockable exterior entry

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**Price** SOLD for \$92,000  
**Property Type** Residential  
**Property ID** 1022  
**Land Area** 1,156 m<sup>2</sup>

### Agent Details

Jessica Corbey - 0895742917

### Office Details

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



and is complete with a wood paneled ceiling and fan. A reverse cycle wall mounted aircon unit is situated in this room. From here, you have the choice of using the front enclosed sunroom as an extra bedroom, study or rumpus room.

Bedroom two allows access to the long third bedroom which is located off the lounge room. Both rooms are complete with double windows, carpet and curtains.

Large rear yard with a small garden shed and chicken pen tucked in the back.

Featuring an outside laundry and second toilet, rear paved area and drive under carport with a second garden shed to the rear.

This property is priced to sell and ready for some TLC - With some new flooring, paint and leveling it has the ability to look amazing!

If you would like to view this property please call Sharon Johnson 0427 949 331 and we will arrange a time to meet with you on Thursdays when we are in town.

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.

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