

Sold

## 75 Cunningham St, Merredin



### 3 x 1 - Great addition to your investment portfolio!

This property can expect to achieve \$280 per week = \$14,560 PA

This neatly presented weatherboard and fibro clad home is in an excellent location within walking distance to Merredin College.

3 bedroom and 1 bathroom, with front lounge entry and timber laminate flooring to all living areas.

Large master bedroom includes wall mounted reverse cycle air conditioning. All 3 bedrooms are complete with carpet and window treatments.

Central bathroom has glass panel corner shower and floating vanity to allow for storage underneath.

Kitchen dining area features a standalone gas oven/stove and a large server's hutch to loungeroom opening this space up.

Laundry is located to the rear of the home with access from the kitchen and includes separate toilet.

Rear door leads out to the enclosed paved patio space – This is ideal for entertaining and is a great addition to the home which includes a log fire place, built in bar area and security door.

The front garden is fenced with half height colourbond panels and the spacious rear yard includes a paved pathway to the lockable garage and gravelled driveway.

3 1 4 1,062 m2

**Price** SOLD for \$155,000

**Property Type** Residential

**Property ID** 1146

**Land Area** 1,062 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

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### Property Features:

- Larger sized master bedroom equipped with reverse cycle air-conditioning
- Functional kitchen featuring servers' hutch to front loungeroom
- Wall unit cooling and gas heating to loungeroom
- Gas cooking
- Instantaneous gas hot water
- Separate toilet
- Bathroom has a glass panel corner shower
- Tile roofing
- Feature enclosed rear entertainment area including log fire place and built-in bar
- Drive in garage with roller door access and cement flooring
- Secure undercover car parking
- Space to the rear yard to add a shed!

All inquiries to exclusive selling agents Tony Maddox Real Estate

Do yourself a favour and contact the exclusive listing agent below;

Sharon Johnson | 0448 108 545 | [sharon@asktonym.com.au](mailto:sharon@asktonym.com.au)

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