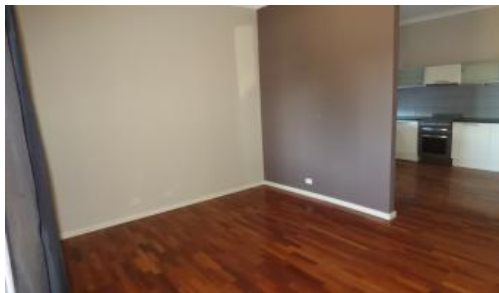


Sold

## 31 Cunningham St, Merredin



### Perfect little place to call home!

Modern 3 bedroom home in a great location!!

This is a perfect opportunity to get yourself an investment or your own home in Merredin. With a tenant currently in the property paying \$350 per week and a lease until June 2023.

You enter into the front dining/family room with timber laminate flooring, which has a split system that services the area, and this leads you through to the large kitchen area which has been newly renovated and has heaps of cupboard space with a built in electric oven and stove top.

The formal lounge room is carpeted and features lovely frosted glass windows (through to the kitchen area) and has down lights fitted to create the perfect ambience.

The whole house is serviced by a reverse cycle ducted air conditioner.

The three bedrooms are all off the passageway from the lounge room, which are all carpeted.

The large bathroom has been completely renovated with a corner shower unit and large bath tub.

With a perfect sized laundry that leads out to a patio, the spacious backyard and a big old 6m x 6m double garage/shed/workshop.

Contact the Sales Rep Faith Kelly on 08 9574 2917.

 3  1  1,080 m2

**Price** SOLD for \$190,000

**Property Type** Residential

**Property ID** 1213

**Land Area** 1,080 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



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.