

Sold

## 30 Golf Rd, Merredin



### Picturesque 4 bedroom 2 bathroom two storey home

This magnificent two storey 4 bedroom 2 bathroom home is placed in the perfect location and is just a short drive from the town centre & schools.

When you arrive at the property, you are welcome with beautiful gardens and a well maintained two story brick home.

On entrance, you walk into a well lit entrance hall that gives you access straight into your lounge room or directly upstairs.

The lower floor features a well sized main lounge room, separate dining room, large renovated kitchen, renovated bathroom, theatre, laundry and toilet.

In your formal lounge room you have double door entries from the main entrance and the dining room, a gas fire place and plenty of space to place a good sized lounge suite and TV. Off the rear of the lounge this leads you into the dining room that is spacious and flows into the sleek, renovated kitchen. With not only an ILVE freestanding 900mm electric stove & oven (which has a self cleaning feature to the oven!) but sensor LED lights under the upper cabinets. The kitchen overlooks the rear gardens for the peaceful views while cooking.

The 4th bedroom is currently being used as a study and is located to the left of the entrance way. Right next to the 4th bedroom is a large well set out theatre room. The sale includes the wall mounted screen and

4 2 12 922 m2

Price	SOLD
Property Type	Residential
Property ID	1223
Land Area	922 m2

#### Agent Details

#### Office Details

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projector to get those movie nights started. This room features excellent block out curtains to give that cinema feel.

The first floor bathroom features floor to ceiling tiles, a double sized shower recess that also has a rain style shower head. This room has also been renovated with style and quality.

The laundry is located just down the passageway (passing a large linen cupboard on the way) and a great size to, not only store washing but room for extras such as a freezer or added dryer. The laundry trough is a renovated Metters cabinetry.

On the second floor you will find 3 King sized bedrooms that all come off the upstairs lounge area. 2 of the bedrooms feature full wall length built in robes. Each of these rooms has ducted air-conditioning and ceiling fans. These rooms are well lit through the day with 2 large sets of windows to take in all the views. To the rear of the second floor you have a second area that can be used as a games room, study or play room (current office furniture is included in the sale). The rear room gives you access to the upstairs toilet (separate from the bathroom) and the upstairs bathroom. This bathroom boasts a soaker bath tub that can easily fit two adults in, a separate shower, stone vanity sink and floor to ceiling tiles.

In the back yard there is a 6m x 9m Colourbond garage with concrete floor and a separate 3mx3m garden shed. You have access to the garage via the front electric roller door, that also gives you access to at least 3x car parks to the side of the house. A chook pen, vege patches and fruit trees. The rear patio leads out to a beautiful sitting area under the gazebo and there is also a heated spa included in the sale!

#### **Main Features -**

- Evaporative air conditioner
- Electric hot water system
- 6m x 9m Colourbond garage
- Electric cooking
- 922m2 block
- Garden shed

**If you would like to book a viewing or have any question son the property call Joanne Hill on 0448 481 771 or 08 9574 2917.**

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