

Sold

18 Craddock Rd, Merredin



3 x 1 Country Home with Lots of Extras!

Available to view now is this character home which was built pre 1938. Maintained well and situated on a 1012m2 block with double gated rear laneway access.

Front garden has new half height timber picket fencing, lush green lawn and established trees.

Entry hall give access to the front loungeroom which can double as another large bedroom as well as the master bedroom. The room includes a walk through built in robe space with shelving as well as its own wall mounted reverse cycle air conditioning unit.

The slow combustion wood fire place is located in the open plan dining and kitchen space. The kitchen includes great under bench cupboard space as well as a 900mm free standing gas oven. 3 inbuilt café stools are alongside the breakfast bar.

Bed two is set away from the master and includes reverse cycle air conditioning. This room also has an addition space which can be used as a walk in robe or home office space.

The rear sitting room gives way to bed three to the right and the bathroom to the left. Bathroom includes freshly laid lino flooring, shower over bath set up and toilet.

This home has an external laundry room that shares space with a

3 1 4 1,012 m2

Price SOLD for \$180,000

Property Type Residential

Property ID 1325

Land Area 1,012 m2

Agent Details

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second shower and toilet.

Rear garden includes timber panelled patio space, side vehicle access from the front and established gardens.

A 5m x 3m flat style space includes a side lean too storage section. Timber style children's fort also located here.

Rear laneway access is through the property's lockable double gates.

Property features include:

- Land size = 1012m2
- Updated zincalume roof
- Good sized bedrooms
- 4 x reverse cycle air conditioning units throughout
- Large updated kitchen with 900mm gas standalone oven
- Ceiling fans to master and bed two
- Two showers
- Two toilets
- Three separate living spaces
- Added cabinetry to external laundry space
- Bathroom has shower over bath tub setup with toilet
- Timber deck patio space to the rear
- Rear storage space with power and side lean to
- Instantaneous gas hot water
- Off street secure parking
- Double gated rear access
- Could achieve minimum \$350 per week in today's rental market

All inquiries to exclusive selling agents Tony Maddox Real Estate

Christie Rennie 0414 221 744

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