

Sold

## 55 Duff St, Merredin



### Nest or invest

This cute and cosy 3-bedroom cottage is perfect for those on a budget!

The home has an open plan lounge/ dining / kitchen with reverse cycle split system air con & a gas bayonet.

The kitchen has been renovated and has an under bench electric oven and gas cook top. The is also a pantry and fridge recess.

The master bedroom is a decent size and has 3x double power points and coax point. Bedroom 2 and 3 are single sized rooms.

The bathroom has been renovated and has a shower over bath, toilet and vanity.

Outside there is a full-length front and rear verandah plus an undercover lock up carport. There is rear yard access to the 3 x sheds so there is plenty of room to store your toys and tools.

Situated on a 1012m2 corner block and has rear yard access. The property is across the road from the sporting complex and only 3 streets from the shopping strip this property is very well located and walking distance to amenities.

Features:

Rinnai gas hot water system

Bottled gas for cooking and hot water.

3 bedrooms 1 bathroom 4 parking spaces 1,012 m2

Price	SOLD
Property Type	Residential
Property ID	1367
Land Area	1,012 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
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Deep Sewerage and scheme water

Why choose Merredin?

Merredin is a thriving regional town with many employment opportunities. Merredin has a modern hospital and two doctors' surgeries. There are both private and public schools available and Merredin College covers Kindy to year 12. The town has an Olympic sized swimming pool, a heated hydrotherapy pool, indoor basketball/netball/ volleyball courts, football and hockey ovals, a 24 hour gym and squash court, and many sporting and community groups.

Whether you are looking for your first home, downsizer or investment property this home is well worth viewing. Please contact Christie Rennie on 0414 221 744 to book your private inspection.

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