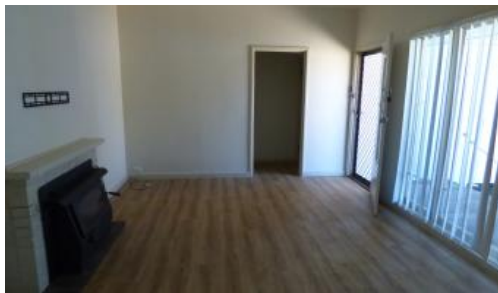


Sold

4 Mill St, Merredin



Great start for a first home buyer or an Investor!

Dont go past this one!

On entrance, you walk into the lounge room that has wonderful large windows to the front for that extra natural light. The lounge has heating & cooling with a wood fire for those winter months and evaporative air conditioner for when it warms up. A TV bracket is also attached to the wall fro easy set up!

The kitchen is updated with chrome appliances including a dishwasher. With plenty of bench & cupboard space, the kitchen is a great space to cook any meals with a gas stove top and electric oven.

To the right of the house, is a long hallway which two bedrooms come of, at the end is a linen cupboard and leads to the bathroom & toilet to the back of the house. Both bedrooms have Holland blinds to block out the harsh summer rays.

Off the laundry, you have the third bedroom or study. This bedroom has access two access points, from the laundry area and end of the passage way where all other bedrooms are located.

The rear yard is fully enclosed with Colourbond fencing to two boundaries and a great blank canvas for those that have a green thumb. A small, semi-enclosed patio to the back of the house is a great sitting

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Price SOLD for \$180,000

Property Type Residential

Property ID 1381

Land Area 1,051 m2

Agent Details

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia

08 9574 2917



area for those that love to spend time outside.

A double garage is located at the end of the driveway which has a concrete floor, power and access from the backyard via a personal door. With the added extra of clear sheeting panels to the roof for extra light.

Property is on scheme water and is serviced by an evaporative air-con that cools the whole house. The hot water system is instantaneous gas which is easily accessible to the left side of the house to the driveway.

The block is 1051m2 and is located on a great street to the south side.

Please be aware this property is currently tenanted until the 25th April 2023.

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.