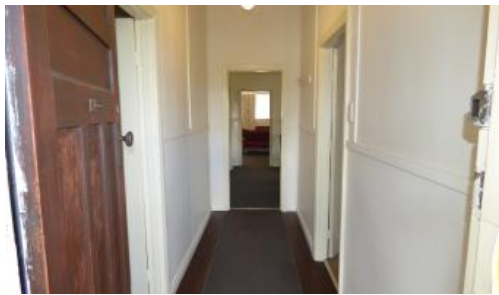


Sold

## 22 Duff Street, Merredin



### Updated Original cottage 3x1 cottage

Get on it before its gone! The price has been reduced to get a quick sale on the property!

Come and put your style into this original cottage home, with 3 large bedrooms & galley kitchen. Good sized bathroom with 2 toilets and a lovely verandah for entertaining with a large back yard to accommodate extra parking or entertaining. With established gardens all round the property for easy maintenance all year round.

Easy to heat & cool and a new electric hot water system. With security screens to all windows & doors and a shed to the rear yard with double access gates.

This home is located in a nice part of Merredin close to all amenities in town.

This home is priced to sell in a fast growing real-estate economy! Great value for money with all offers presented to the owner.

The house also comes with some select furniture.

Shire rate are approx. \$1500 per year.

Water rates are approx \$1100 per year.

Land size 846m2.

New electric hot water system.

 3  1  5  846 m2

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 1481        |
| Land Area     | 846 m2      |
| Floor Area    | 130 m2      |

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



**If you are interested in more information or viewing this magnificent property, contact Jo on 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.