

Sold

## 15 Alfred St, Merredin



### Modern Abode

Three-bedroom home located in a quiet street, on a large 1133m2 block! Don't miss out on this great opportunity! This home would suit a keen investor OR a first home buyer.

The house was renovated in 2020 so all the hard work has been done for you! Renovations included fresh paint to walls inside and out, new flooring to all living areas and bedrooms, new kitchen, and split system installation to lounge area.

The kitchen has been updated and modernised to provide plenty of bench space for a keen cooker. Featuring gas stove top and electric oven, large walk-in pantry, AND a dishwasher.

On entry from the front porch, the front lounge is well sized and is serviced by a split system air-conditioner. A security screen has been installed to the front door to allow the breeze in.

The main bedroom is located at the front of the home and has plush carpet and a large built-in wardrobe. Two minor bedrooms are at the rear of the home down the hallway with click flooring.

Off the hallway, the bathroom features a corner shower unit, a single vanity, and a separate toilet.

The laundry consists of a trough and bench area for storage, plus a second separate toilet is to the rear.

 3  1  2  1,133 m2

Price	SOLD
Property Type	Residential
Property ID	1486
Land Area	1,133 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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Australia  
08 9574 2917



To the exterior are enclosed front and rear yards with double side gates for easy access. A massive double carport which extends to the shed in the rear yard. The rear patio provides all year-round comfort for entertainment with your family and friends. Near blank canvas yards with plenty of room to establish a beautiful garden or keep it easy care.

Property is serviced by an electric hot water system, evaporative air-con, scheme water and septic system.

Currently tenanted until September 2024 at \$285 per week.

Shire rates: approx. \$1350 per annum

Water rates: approx. \$1500 per annum

Call Faith today on 0499 637 684 or 08 9574 2917 for more information or to book a viewing!

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.

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