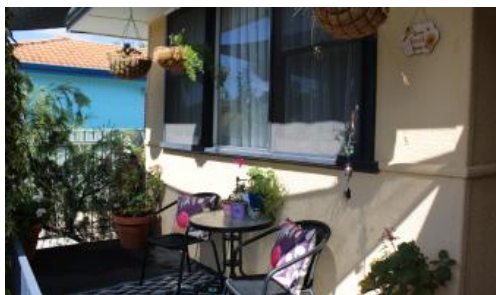


Sold

## 20 Boyd St, Merredin



### Affordable and Easy Care Home

This beautifully presented 3 bedroom, 1 bathroom home is move in ready. With established gardens and updated interior, all the work has been done for you. Walk up the front steps to the privately nestled front porch, you can relax and watch the world go by. On entry to this home, you are greeted by a very cozy front lounge area which has a new wood burning fireplace plus a gas heater, ceiling fan and window treatments all to optimize your comfort. The whole house is serviced by an evaporative air-conditioner which was only recently installed!

The modern kitchen is very productive with lots of storage and plenty of bench space. The island bench is an added bonus for ease of meal prepping and cooking. Featuring electric cooking and a dishwasher and views over your well-set rear patio and gardens.

Down the hall, you have three carpeted bedrooms with the main bedroom being of good size. All bedrooms consist of window treatments and ceiling fans. The bathroom is centrally located for easy access and has a vanity for storage and a separate bath and shower. A linen cupboard is off the hallway to maximize all your storage needs.

Off the kitchen is the laundry which has room for storage, rear access, and a separate toilet.

To the rear yard, you have a large patio area which is perfect for all

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**Price** SOLD for \$195,000

**Property Type** Residential

**Property ID** 1493

**Land Area** 753 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



year-round entertainment! The cottage style gardens are well presented with easy care plants and even some fruit trees. If you're a keen gardener, you have a small vegetable patch area.

The exterior of the house has been rendered to meet modern appeal. The long driveway takes you down to the single garage at the rear of the property. The whole 753m2 block is fenced with full height fencing to add that extra touch of privacy – just add in a gate to the front of the driveway and it's totally secure.

The home is serviced by scheme water, a gas hot water system and is on deep sewerage.

Shire rates: approx. \$1750 per annum

Water rates: approx. \$1500 per annum

This home would be ideal for a first home buyer or an investor! This property has the potential to achieve \$350 per week in the current market.

Contact Faith or Jo today to arrange a viewing or for more information!

Jo **0448 481 771** or Faith **0499 637 684**

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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