

Sold

7 Caw St, Merredin



Beautifully Presented 4 Bedroom Home!

This 4 bedroom home has been renovated to a great standard featuring bamboo wood flooring throughout all the living areas and quality carpets to all 4 bedrooms, a very productive kitchen with island bench and dishwasher, two toilets and a large entertainment patio.

On entry, walk into the front lounge area which has window treatments and is serviced by a split system air-conditioner. The lounge opens into the very productive, modern kitchen.

The kitchen features electric cooking, plenty of bench space and a large amount of storage with the bonus of an island bench. This kitchen is perfect for a keen cook – you even have a dishwasher to lighten your load. There is space to the rear of the kitchen to have a sitting area or dining table. Here you also have access to the rear yard via glass sliding door.

Down a small hall, you have the laundry on your left which also homes the second toilet. On the right of the hallway is a small nook, perfect for a study or storage area!

The largest bedroom is located to the rear of the room – perfect for an office or kids games room. The remaining 3 bedrooms are at the front of the home and these all have built in robes, and one has a split system air-con.

The main bathroom is well equipped with a separate shower, vanity and

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Price SOLD for \$280,000

Property Type Residential

Property ID 1511

Agent Details

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toilet.

At the rear, you have side gates for easy access and plenty of room for parking. Here you can drive your car straight into the garage. You have two separate garages AND a garden shed.

The patio is well sized and has been enclosed on one side for your privacy – perfect area for summer AND winter entertainment.

The rear yard is fully enclosed and has a small, easy care garden area. You even have space to start your own veggie garden! Lawn and rose bushes to the front are well established and are serviced by retic.

The home is serviced by scheme water and an electric hot water system and is located on a 1012m² block.

This property would be the perfect investment opportunity with a fixed term lease until October 2024. Current rented for \$430 per week, and is due to be increased to \$450 per week as of 15 May 2024.

Please call Faith on 0499 637 684 for further information and to book your viewing!

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