

Sold

## 37 Cunningham St, Merredin



### \$295,000 for a newly renovated home with sheds

Welcome to this beautiful home on Cunningham St!

This property is just magnificent with immaculate gardens, timber floor boards and spotless interior.

Arriving at this property you have a fully repainted exterior and perfectly manicured gardens. Cottonwoods to the front garden bed to create privacy but also brings in wonderful colour. Along side the house, there is a carport that gives easy access to the front and back of the house.

Walking into this magnificent home from the front, you enter into a bright, welcoming space that has fully varnished timber floor boards, fully updated painting and features that makes the space its own without taking away from its heritage. The lounge area features a combustion fire place, split system air conditioning and a gorgeous wood feature to the fire place. The lounge flows through to the open plan kitchen that has an original Metters stove, a large fridge recess and gas cooking. A exposed brick feature to the Metters stove to show off the era of the house.

The main bedroom is well sized for a king sized bedroom, large windows to brighten the glory of the space. The walk in robe gives plenty of space for hanging/storage of clothes and accessories. This bedroom also gives you direct access to the main bathroom.

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Price	SOLD
Property Type	Residential
Property ID	1547
Land Area	1,102 m2
Floor Area	135 m2

#### Agent Details

#### Office Details

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



The main bathroom compromises of a full sized shower, spa bath and toilet. The toilet has been made into its own room for privacy. The bathroom has two access points, so you can also access the room from the passage way to the second & third bedrooms.

The second and third bedrooms sit to the rear area of the house. These two bedrooms have also been fully repainted and new carpets.

The laundry sits off the kitchen and gives you easy access to the rear yard for all the laundry needs. This area is massive and can be used for any storage purposes as well.

The rear patio is a large entertaining space that provides privacy but open enough to bring in light and the airiness of the outside. This leads out to a tidy open space that is paved with a large area that has blue metal to stop all the dirt blowing in.

The Sheds! One is located off the rear patio, then you have a well placed garden shed against you large workshop (9mx6m) that has rear access front he lane way running behind the property. Concrete flooring to all sheds with power connected.

Shire rates are approx \$1700 per year.

Water rates are approx \$1300 per year.

Deep sewerage.

Mains water and power.

Rear access to backyard & shed.

1102m2 block size.

Split system reverse cycle air conditioner to the lounge.

**Don't go past this one! Contact Jo Hill on 08 9574 2917 or email at [joanne@asktonym.com.au](mailto:joanne@asktonym.com.au) for more information or to book a viewing!**

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