

Sold

## 18 Endersbee St, Merredin



### 3 Bedroom Home

This gem has been updated in the previous years to feature modern fixtures and upgraded appliances.

On entry, the lounge room boasts lots of natural light through the window and overlooks the front yard. Your main entry door features a security screen for the breeze on a cool afternoon, combined with the split system air-con, you will be comfortable all year round. Additionally, you have a gas port if you prefer as well as the evaporative air-con which services the whole house.

The hallway has a linen cupboard and access to all 3 bedrooms, bathroom and wraps around into the kitchen/dining area.

All 3 bedrooms have been modernised with grey paint, carpet and blinds, and the main bedroom is well sized.

The bathroom consists of a shower over the bath and a vanity unit for storage. Further storage is located in the overhead cupboard.

To the heart of the home is the kitchen area, where you have space for a dining table and your fridge. A new gas oven was installed in 2023 and the cabinetry has been modernised. Here you have plenty of under bench storage and an overhead cupboard, plus room to install more if required!

At the rear of the home is the well-lit laundry area and a separate toilet.

 3  1  1

**Price** SOLD for \$185,000

**Property Type** Residential

**Property ID** 1563

### Agent Details

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Rear access is from the laundry area.

Private alcove off the laundry which is perfect for your morning cuppa.

The rear yard is large with 2 separate sections (both fully enclosed). The section surrounding the house is perfect for the kids and pets with enough room to grow some vegetables or relax on the lawn on a Sunday afternoon with the family. Well established trees provide shade for the hotter days. A garden shed is located to the side of the home.

The side carport has a gate to bring your car through from the front yard to the far section. The far section has laneway access via a personal door, and a shed perfect for storing all your tools.

To the front yard, the loop driveway is ideal for parking and easy turning. With a well-established garden, you can enjoy the solitary on your private front porch.

Other features:

- Window treatments throughout
- Easy care front and rear gardens
- Solar hot water system
- Serviced by scheme water
- Located on a 1027m2 block

This property is well situation with just a 15 minute walk to the main street which includes local amenities including Café 56, Westpac Bank, Commercial Hotel, IGA and more!

Achievable rent in the current market would be approx. \$320 per week.

Shire Rates approx \$1500 per annum.

Water Rates approx \$1500 per annum.

Please contact Faith on 0499 637 687 for more information or to book a viewing!

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