

Sold

## 28 Snell St, Merredin



### A House for All Seasons!

This stunning 4 bedroom, 2 bathroom home has all you'll need.

Upon entry, you're greeted by a large, tiled room which could be used as a dining, living area or study. Here you have a split system air-con for all year-round comfort, security screens (to the windows and front door) and window treatments.

This area wraps around into your modern kitchen with no shortage of storage space. Featuring both overhead and under bench storage, plus a pantry. Cook up a storm with your gas stove top and electric oven and let the dishwasher do the hard work for you. The fridge recess will fit a double door fridge and a shutter nook keeps your benches looking tidy.

Step down into the huge sunken lounge room. This area is 6m x 6m to fill with the whole family. This area has access to the patio/rear yard and includes window treatments, LED lighting, and a split system air-con. The wood fireplace is your main feature, set up high on the brick hearth.

The master bedroom (4m x 6m) is off the sunken lounge area (away from your minor bedrooms). Serviced by another split system (and ceiling fan), you'll never feel the heat of summer or the cold winters! The large walk-in robe has plenty of space and the ensuite features a vanity, toilet, and large corner shower unit.

Down the hallway, to the front of the home are your three minor

 4  2  4

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1579

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



bedrooms. All bedrooms have carpet and window treatments. Two of the three have ceiling fans and one includes a split system air-con. All rooms are of good size.

The main bathroom has a huge shower and vanity unit for storage. To the laundry room, you have a floor to ceiling linen cupboard and built in trough. Access to the rear patio is via the rear door which also includes a security screen to let the breeze in.

The rear patio is perfect for all year-round entertainment. It has been semi-enclosed to keep the weather out and your plants will love it too! A shade house has been established for the green thumb, plus you have a bird aviary AND a built-in cat run for your fur babies. An additional nook area (near the sliding door to the sunken lounge room) is currently being used for storage, but could be used for an additional sitting area OR a bar. Step down to an additional semi-enclosed area and you have floating shelves – perfect for plants, displaying your hobby OR ornaments (the choice is yours).

The beautiful established yards feature lawn to the front and back and are reticulated throughout as a time saver. The rear yard is fully enclosed and has access to your garage. The garage doubles as a wood shed with a sections off area to store your wood. The garage is accessed via a long carport which could fit 3 cars and includes an electric roller door.

The property includes not one, but TWO gas hot water systems – one serviced the master bedroom and the kitchen area & the other services the remaining of the home. This saves you time and water!

Additional features:

- Security screens to all windows and doors for your peace of mind
- Evaporative air-con serviced the whole house (additional to the noted split system air-cons)
- Across the road from bush land (quiet area)
- Situated on a 753m2 block
- Front verandah overlooking bush land and beautiful lawn area

This beautiful family home has you covered for all seasons in the sunny town of Merredin. Contact us today to arrange a private inspection of this large home.

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