

Sold

39 Woolgar Ave, Merredin



Tidy Cottage - Great Investment!

This tidy 3 bedroom, 1 bathroom home is located on a quiet street and is set on a 971m2 block.

Entrance to your home is via the small front decked area which invites you into this cosy house, where you're greeted by an open living area which flows through into your kitchen. The living area consists of lino flooring for easy cleaning and window treatments for your privacy.

The practical kitchen is equipped with a dishwasher, free standing gas oven and stove, bench space, under bench storage and overheads. This area is serviced by a split system air-con to assist in keeping you comfortable with both heating and cooling options.

Off your kitchen and to the rear of the home is your laundry area which has access to the rear semi-enclosed patio via the rear door (which leads to your back yard). A separate toilet is located off the laundry.

Off your lounge area, down the hallway are your three bedrooms and bathroom. A well located linen cupboard is in the hallway for easy access.

The larger of the three bedrooms faces the front of the home and is very well sized. Two of the three bedrooms have carpet, while the third has lino flooring. All three rooms consist of both curtains and blinds.

 3  1  1

Price	SOLD
Property Type	Residential
Property ID	1730

Agent Details

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The bathroom has an abundance of light and has a vanity for storage plus a corner shower.

The home is serviced by evaporative air-con and scheme water. A huge bonus is also the solar panels to assist with your electricity bills.

The property is fully fenced, with the front yard also being fully enclosed with half height fencing and gates – no worrying about the kids or pets running away. A convenient drive through carport allows access to the rear yard also. The carpet has been paved with room for an additional car to be parked in front.

Front and rear yards are easy care with minimal maintenance required. To the rear yard is a semi enclosed patio with 2 shade cloth walls and a concrete floor – perfect for entertaining all year round. A garden shed is available for storage.

The property is currently tenanted at \$340 per week until July 2025.

Additional features include:

- Front & rear security screens
- Security screens to all bedroom & living area windows as well as the laundry and kitchen
- All windows to bedrooms and living area have blinds & curtains

Shire rates approx. \$1850 per annum

Water rates approx. \$1560 per annum

This property is a great investment with a return of approx. 7.5%, but would also suit a first home buyer or small family.

Please contact Faith on 0499 637 684 to book your viewing!

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