

Under Contract

## 18 Cummings St, Merredin



### 1920's home with updated features

Discover this 1920's home which has recently undergone a face lift!

This 3 bedroom, 1 bathroom home sits on a 1077m2 block. The front porch is perfect for your morning coffee, overlooking your native, easy care gardens.

Upon entry, you're greeted with high ceilings and a long passage which gives access to your lounge, kitchen and two of the three bedrooms.

Hard floors through the hallway, living and kitchen have been updated, and walls have been freshly painted which has really opened up the space and creating an inviting, light and bright home.

Your largest bedroom is located at the front of the home, with two windows (and blinds for your privacy), this room has great natural light. Carpet squares have been installed for easy cleaning.

To the left of the home is your open plan living area. This area is of good size. Stepping down from the lounge area, you have an additional, carpeted area which would be ideal for an office or play room. At the rear of the living area is your kitchen.

Your kitchen features a single sink with under bench storage, plus overhead cupboards, an electric stand alone oven and plenty of room to put your fridge and install additional cupboards if desired.

 3  1  2  1,077 m2

<b>Price</b>	From \$239,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1760
<b>Land Area</b>	1,077 m2

### Agent Details

Faith Kelly - 08 9574 2917

### Office Details

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



Down the hall, is your second bedroom with carpet squares for easy cleaning and great natural light.

At the rear of the home is a large laundry with trough, space for your washing machine (plus additional cupboards or dryer if needed) and rear access. Off the laundry is your third bedroom, also with carpet squares and great natural light.

Off the laundry is the handy separate toilet, plus the updated bathroom with fresh tiles, new paint and a new shower.

To the rear of the home is a large patio area which is attached to the long, double carport. To the end of the carport is a semi enclosed carport/garage which is accessible via the side gate – perfect for your car or storage.

While you park your car in the carport on one side of the home, you also still have rear access via the second side gate (on the opposite side of the home) so you can access the rear yard, park your car or store your caravan.

The shed to the rear is great for a workshop (connected to the rear of the carport), man cave or additional storage.

The gardens are native and easy care, including a large, fruiting orange tree.

The home is serviced by a heat pump hot water system and scheme water.

A great investment opportunity, this home could potentially achieve up to \$400 per week.

Additional features:

- Blinds throughout for your privacy and comfort
- High ceilings to living area/kitchen and two of three bedrooms
- Dual access to rear yard
- Secure rear yard
- Located on a quiet street
- Freshly painted throughout
- Updated flooring throughout living areas & bedrooms and bathroom

Don't miss out on this great opportunity! Call Faith today on 0499 637 684 to book your inspection.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.