

Just Listed

27 Woolgar Ave, Merredin



4 x 2 home with workshop

This house has so much to offer! For mechanics or those who simply love to create and work on projects there is a garage in front of the property which leads directly through an accessway to a rear fully powered workshop (approximately 8m x 9m) out the back with side access, all of which is fully concreted. And if you simply need lots more storage then the workshop is perfect for adding shelving racks to keep your belongings well organised.

The home itself, built in the 1950's on a 1001m2 block, has 4 bedrooms plus a study, semi ensuite and main bathroom. More features of this home include solar panels on the roof and reticulation to take the work out of watering. As for location, this home is situated within walking distance of Merredin College, and within minutes of driving is the local health service, an aged care facility, and we can't forget the local shopping which also boasts several great places to eat, whether it be sitting in a café with great ambience or trying out the local restaurants.

Beginning at the front entrance, steps lead onto the undercover verandah area and through the front door is the lounge room, partially carpeted with timber flooring and a cosy wood fire plus split system air-con. In addition, enjoy the ducted evaporative air conditioning to help give you comfort all the year round. Off the lounge room is the carpeted hallway leading to the bedrooms/study and one of the rooms

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Price	\$349,000
Property Type	Residential
Property ID	1782
Land Area	1,001 m2

Agent Details

Faith Kelly - 08 9574 2917

Office Details

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



at the back of the house opens onto a rear verandah which then steps down to the bar and gazebo area that awaits a gardener's creative touch. The main bedroom features built-in wardrobes and the newly added bedroom has a walk-in robe and ensuite). The ensuite is modern and brand new featuring a toilet, shower and vanity unit.

Your main bathroom has a large corner shower unit, toilet and wash basin. The bathroom is located to the middle of the home and opens into the laundry which has exterior access to the rear yard. The laundry also has access to the hallway for your convenience.

Through timber french doors, the lounge leads into your open plan kitchen/dining area. With an abundance of storage, bench space, this kitchen is ideally set out with a breakfast bar, dishwasher and gas cooking. Additional timber french doors open out onto your timber decked verandah, perfect for those wanting to dine outside, or simply to park up on a chair and enjoy the breeze while looking over the back yard.

The rear yard is low maintenance, features a timber bar area for those who love to entertain and has plenty of space for an outdoor table/sitting area. A concrete slab has been installed to the front right of the home, perfect for storing your caravan.

The Vendor would be happy to leave the furniture so the home is move in ready for you.

Contact Faith today to book in your viewing! Perfect for a first home buyer, investor or family with plenty of space, multiple car bays and so much more!

This property could achieve \$425+ per week for investors.

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.

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